

January 2, 2018

DC Board of Zoning Adjustment
441 4th Street, N.W. Suite 202/210-S,
Washington, DC 20002

Subject: BZA Application No 19635
1121 Morse Street, NE; Washington DC 20002
HJB Properties, LLC

TO WHOM IT MAY CONCERN:

I oppose the special exception to construct a rear addition and convert an existing one-family dwelling into a three-unit apartment house at premises 1121 Morse Street NE.

I brought into this neighborhood 30 years ago because it was a family-oriented neighborhood. The house structures are historically unique and beautiful. The most unique qualities about the 1100 block of Morse Street is sitting on your front porch (while rocking in your chair if you choose) and talking to your neighbors, next door, 2 doors away, 5 doors away and waving at your neighbors 7 doors away or more. You are able to see your neighbors coming and going in the front and rear. The unique front and rear porches provide a visible closeness to your neighbor and help develop a relationship within your neighborhood, if you chose to. I request that the developer is held to conform with the existing uniform of the historic neighborhood and preserve the integrity of the neighborhood.

The rear addition will destroy the sunlight and enjoyment of greetings my neighbors in our backyards. The rear addition will block our security view of checking on the neighbors, especially the seniors. And, if the owner choose to install a privacy fence we will have to travel to the alley to greet our neighbors. Our neighbors will look out for each other when they can see your backyard area. The rear addition plus the privacy fence will no longer allow the security view.

The rear addition will permanently block sunlight during various hours of the day. The rear addition will permanently block airflow and create an eyesore look. The Morse Street house' structures are historically unique and beautiful. This special exception will destroy the historic family-oriented design of our current homes. Newly multi-unit constructions have caused a negative impact to the infrastructure of our homes. This past spring/summer a neighbor experienced a house fire caused by the construction work in progress, while some of us experienced very hot electrical pipelines in basements, and water pipeline issues. These constructions can possibly be dangerous. The extended height will interfere with current solar panels and any future plans for solar panels.

A 3-unit apartment dwelling causes a parking hardship on the current residents and a possible future financial burden to our expenses. As of today we do not have residential parking fee.

I support only "matter-of-right" changes be granted.

Sincerely,

Doretta Ward
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