

## Cochran, Patricia (DCOZ)

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**From:** Teresa Frison <frison.teresa@gmail.com>  
**Sent:** Monday, January 8, 2018 11:30 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Case Number: 19635/ Case Name: HJB Properties LLC

Comments in Opposition

January 8, 2018

Board of Zoning Adjustment

441 4th St NW # 200

Washington, DC 20001

Dear Chairperson Frederick L. Hill, District Resident; Lesylleé M. White, District Resident; and Carlton Hart, Capitol Planning Commission Designee,

I am writing in opposition to the proposed variance being asked by HJB Properties for the home located at 1121 Morse St. NE (Case Number 19635). I have lived on this block for over 5 years and in that time I have seen 3 single family homes gutted and rebuilt into 2 or 3 condo units. These condos are changing the nature of our neighborhood, as well as adding a burden to our infrastructure and our community.

Some neighbors complain that the water pressure in their homes is markedly decreased due to the added homes (because 3 homes became a total of 8 condos) and neither the city nor the developers have made any adjustments for the added burden caused by these additional bathrooms and kitchens.

The height of these condos has made our block darker as less light is able to reach both the homes next door and those across the street. They have also impacted the quality of life for some residents as it has made their solar panels useless. The two recent condo units are also completely different than the rest of the homes on the block and stand out as eye sores.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19635  
EXHIBIT NO.53

Parking on our block is at a premium and adding multiple homes in a location where there had been just one single family home adds to this issue. The majority of the homes on this street had parking in the back yard. In the new developments, the back yard was eliminated as was the parking for these condos. As it is we often have people double parking on our block and since it is a 2 way street this leads to problems. Adding more cars without space is just going to add to an already compounded issue. The extension of these row houses to the back alley also walls off the back yards of their neighbors and limits the natural light those houses once had.

In addition, the city is making housing even more unaffordable for the average person in Washington DC. These single family homes were sold on average for \$500,000, whereas these condos (2bed/2bath) are being sold for around \$800,000 each, making home ownership even more unattainable.

The 3 condos that were built on my block were done prior to the change in allowed construction and when neighbors were not given the opportunity to protest these constructions. Now that we can provide input into these proposed constructions, I loudly voice my opposition to any variance being sought by this developer. Building 3 condo units on the footprint of a single family home substantially hurts the neighborhood.

Sincerely,

Teresa Frison & Cyrus Levesque

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