

February 12, 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 again to express my opposition to the proposed special exception being asked by Mala Mahmood for the home located at 1135 Morse St. NE (case number 19657). I have lived on this block for 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 and adding a burden to our infrastructure and community.

I attended the BZA Hearing on January 16th and opposed this proposal. At that hearing Ms. Mahmood tried to convey to the board that she was a home owner simply trying to modify her new home. She is a developer and had purchased several homes in Washington DC. I can find records showing that in the last year she purchased 1916 Second St. NW and 18 Q St. NW in addition to 1135 Morse St. NE.

Mala Mahmood used the same architect for 18 Q St. NW that she has for 1135 Morse St. NW. She did a hopback on the Q St. home that did not meet zoning requirements. She has a history of doing shoddy work on the homes she buys. This hopback was a matter of right, which puts into question how diligent is the city of Washington DC in making sure real estate developers don't damage an adjoining home or insuring that zone codes are enforced?

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.

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

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.

Board of Zoning Adjustment
District of Columbia
CASE NO.19657
EXHIBIT NO.54

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. Therefore, the Office of Planning should not use those condos as precedent for this type of development. 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.

Therefore, I appeal to your common sense and decency to deny these special exceptions being sought by these developers today.

Sincerely,

Teresa Frison & Cyrus Levesque
1184 Morse St. NE