

Cochran, Patricia (DCOZ)

From: Karinne Kennedy <buspoo@comcast.net>
Sent: Monday, May 28, 2018 8:44 AM
To: DCOZ - BZA Submissions (DCOZ)
Cc: Myers, Allison E. (DCOZ)
Subject: Letter to BZA RE: Matter Number 19736 Mi Casa 1928 15th Street SE-Support for Dorcas Agyei
Attachments: Support for Dorcas Agyei from Karinne Kennedy pdf.pdf

Good Morning,

My name is Karinne Kennedy and I reside at 1920 15th St. SE. I have attached a letter in opposition of BZA 19736 along with supporting images. I have lived on 15th St. SE for 14 years along with my neighbor Dorcas Agyei. I feel that it is unfair to Allow Mi Casa to erect a new house adjacent to Ms. Agyei as it removes the characteristics and features that attracted Ms. Agyei to purchase the house in the first place. It also removes most of the clearance Ms. Agyei has on the side of her house (she doesn't have a back door, her 2nd door is on the side where Mi Casa wants to build the home in question.) At this time it looks like Ms. Agyei will only have a 3 ft. clearance on the side of her house. Please do not approve BZA 19736.

Thank you,

Karinne Kennedy
1920 15th St. S.E.
Washington, D.C. 20020













5/28/2018

Karinne Kennedy
1920 15th Street S.E. Apt 2
Washington, D.C. 20020

Board of Zoning Adjustment
441 4th Street N.W., Suite 200S
Washington, D.C. 20001

Subject: In Opposition to BZA #19736 Mi Casa's Request for Variance of Subtitle-D 307.4

My name is Karinne Kennedy and I own and reside at 1920 15th Street S.E. directly across from Ketcham Elementary and three homes down from Dorcas Agyei. I am writing this letter to put on record that I oppose Mi Casa's requested variance of Subtitle D Section 307.4 and any other variance that would be a loophole around Mi Casa providing an acceptable side yard from Mi Casa's property line. I'm sure there are plenty of home designs that can be constructed on the lot that would not require building at Mi Casa's property line that adjoins Ms. Agyei's side yard.

There is a small home on U Street SE, 1534 U Street. It is on the U&16th Street SE corner and it contains side yards all around the house. I have attached pictures of the house for review. The 2016 zoning codes for side yards are being enforced by DCRA. Mi Casa is fully aware that a granted variance of 307.4 would be severely detrimental to the access of Ms. Agyei's home from her side door. Ms. Agyei does not have a back door to her home. She only has a side door that leads to her side yard which will become extremely limited to access if the 307.4 variance is granted.

I support the development of abandoned, blighted buildings (e.g., 1916 15th Street SE) and abandoned lots like 1928 15th Street SE. However, I don't understand why current residents and all homeowner(s) who actually resided where these properties are located are not given the first right of refusal to bid and buy these properties from the city. It is really disheartening for it appears that the city values third-party developers more than it values and respects the individuals and families that have lived in the neighborhoods.

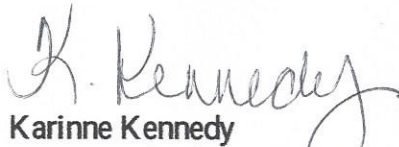
I have lived in my home and in this neighborhood long before Mi Casa and developers like SIM's had an interest in my neighborhood. I was the first person to "re-open" the 1900 block of 15th Street SE. My building was also abandoned at the time of acquisition. I had to "gut" the building, fixed it up, dusted it off, and shined it up before I could move in. Nobody lived on this small block before I moved in. Similarly, Ms. Agyei was the first person to move into her home which is the end-unit of the three standing row houses. She was the second person to move on the block. She lived in her home while the other two homes 1922 and 1924 were still abandoned and boarded-up. She maintained the corner lot on her own because the city took too long to respond to complaints.

It is very hurtful that the current homeowners become the last people to know about the changes going on in our own neighborhoods often only finding out about pending changes after contracts have already been signed with developers. It is very disappointing. Historic Anacostia is changing and homeowners should be the first to know what is going on yet it seems we are the last to know. Homeowners should have a voice in the neighborhood's change and a seat at the table regarding the process of those changes since we have been the stabilizing factor in our neighborhoods for so long.

My building, 1920 15th Street SE that was originally built in the year 1934 and has a 7ft 6inch side yard. This side yard separates my home from my 1922 15th Street neighbor (I have also attached pictures). I support my neighbor, Dorcas Agyei, in her opposition to Mi Casa's current variance request seeking to only provide a four (4) inch side yard. I, also, am opposed to Mi Casa's amended variance request attached to its March 28, 2018, Prehearing Statement proposing to provide no side yard to Mi Casa's property line adjacent Ms. Agyei's side yard.

Please mandate that Mi Casa complies with the side yard requirement that directly affects Ms. Agyei's home. If any variance from the side yard code is granted to Mi Casa, I petition that such allowance still requires Mi Casa to provide a side yard in line with the intent of the side yard regulations. Thank you for your review and consideration.

With Kindest Regards,



Karinne Kennedy
D.C. Resident/ANC 8A05 Constituent
1920 15th Street S.E. Apt 2