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Ms. Carol Mitten, Chairperson
DC Zoning Commission
441 4th St., NW Room 210
Washington, DC 20001

OPM

Re: Z.C. Case No. 04-36

Dear Ms. Mitten and members of the DC Zoning Commission:

This letter outlines concerns of current residents at the Dorchester House apartment building, 2480 16th Street, NW. It is because of the concerns and potential violations that we object to the proposed building expansion. We would like to stress that Borger Management (and its predecessor, MPM Management) has been unresponsive to tenant concerns about the issues listed below. The proposed solutions listed below are offered with the caveat that *there must be accountability on the part of Borger Management for the resolution of these issues.*

Fire safety problems

- Fire in April 2005 causing near-death of tenant and death to her pets, plus extensive damage to personal property over several units due to smoke and water damage.
- One year after fire, repairs to building still not complete.
- Many tenants first found out about the fire while watching it on the 10 o'clock evening news, others did not find out about the fire/failing fire alarm until days after the fire.
- Unit fire alarms and corridor/building alarms failing to work during April 2005 fire.
- Lack of regular testing leading up to the fire.
- Lack of follow-up testing and follow-through.
- Lack of evacuation plan.
- Holes in ceilings and walls with exposed wires and duct work, often patched with cardboard.

Elevator safety/use violations

- Middle elevator out for more than six months following fire.
- One or more of four elevators (three passenger, one service) periodically out for days and weeks at a time.
- Call button on elevator not working – tenant was stuck in the elevator for more than 30 minutes without a functioning call button.

Communications problems

- Failure to provide proper notice for apartment inspections/repair work/exterminations.
- Unclear expectations about what tenants need to do prior to exterminations.
- Air conditioning policy changes depending on the staff person on

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District of Columbia

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EXHIBIT NO. 99

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Quality of life problems

- Lights – electricity overload given new demands of technology on an outdated electrical system.
- Roaches and mice – lack of consistent extermination.
- Peeling/cracked paint.
- Water pipe damage to walls inside individual units.
- Reductions in service (e.g., elevators, ongoing broken gym equipment), hand in hand with rental increases – tenants should be remunerated for lack of basic service, not slapped with increases.

Concerns about expansion

- Loss of parking lot spaces for up to one year and the resultant strain on street parking in the neighborhood
- Noise pollution

Proposed solutions

- Hire experienced maintenance staff.
- Develop a fire evacuation plan.
- Provide management and maintenance staff with proper training on evacuation plan and other aspects of tenant safety.
- Take steps to reduce staff turnover.
- Share with tenants a detailed action plan outlining steps toward full compliance with DCRA and fire safety codes.
- Better and more regular communication with tenants.
- Proper amount of notice prior to activities requiring staff to enter individual units.
- Reasonable remuneration for reductions in service and no further rent increases until all services have been restored.

Thank you for your time and consideration.

Dorchester House Tenants:

Marla Wilson, Apt. 803

Nancy O'Neill, Apt. 411

Jacob Kurtzer, Apt. 717

Stephan Dohrn, Apt. 811

Jason Hawke, Apt. 545

Meghan Shaw, Apt. 907