1824 F[redacted]a Ave., N.W.,
Washington DC 20009

May 29, 2000

Board of Zoning Adjustment
441 4th Street, NW.,
Suite 210
Washington DC 20001

Application Number 16573

Dear Members of the Board :

As the owner of property across the street from the garage properties, I am writing in support of the application of Martin E. Hardy for the necessary variances to make possible the construction of two new residences at 1821 and 1823 Florida Avenue, NW. Although I cannot be personally present, I value this opportunity to call the attention of the Zoning Board to this long festering eyesore which has long served as one of the worst examples of property negligence there could be.

The former property owner inherited these two garages and three residences in the 1800 block of Florida Avenue, NW from their parents' Mizell estate. 1810, 1812 and 1814 were rental properties which were horrible examples of irresponsible and negligent property ownership. For more than thirty years these residences were rat infested, dangerously neglected residences which served as magnet opportunities for prostitution, drug selling and any other criminal opportunity.

Through the energetic and persistently unrelenting efforts of the former Advisory Neighborhood Commissioner 2B Commissioner, Larry Ray and myself, we earned the attention of the Consumer and Regulatory Affairs Department of the D.C. Government to order these properties vacated and classified as unfit for human habitation. The D.C. Government finally forced the estate sale of these properties, which were gutted or reduced to shells prior to their reconstruction into tax producing property and sold within the last twelve months.

1814 is now a 3-story residence which sold for $329,000 and is now paying $2,395 in property taxes; 1810 sold for a price unknown to me. You should be made aware that Martin Hardy bought the 3-story residence at 1812, had it gutted and completely rebuilt into three condominiums and sold them for $430,000; they are now paying taxes yet undisclosed but probably more than $3,200.

With your support, I and my neighbors have full and experienced confidence that Martin Hardy will again come to the rescue of our city and neighborhood to help us erase a disgusting and sordid example of negligent property ownership and failure by our former city administration to address an incredibly negligent chapter in the history of the 1800 block of Florida Avenue, NW.

We fervently urge the Board to seize this opportunity also to come to our rescue and to erase the last remaining vestiges of this horrible example of property ownership from our block. We cannot imagine that anyone who sees the condition of these properties could oppose this proposed development into tax producing residences comparable to the almost complete renovation and redevelopment of our block.

I and my neighbors urge each member of the Board to go and actually see for yourself if there is any possibility of their opposing this project, which may easily be the only opportunity we will have in the near future to achieve final correction and eradication of these garage properties. Just imagine your contempt if such property were permitted to blight your block and neighborhood. We also request your investigation and resolution of the apparent appropriation of the alley adjacent to and above these garages by the property owner of 1822 Vernon Street, NW.

William J. Carter

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Case No. 16573
Exhibit No. 40

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

Board of Zoning Adjustment
District of Columbia
CASE NO.16573
EXHIBIT NO.40