

RE: BZA Application 19188

February 16, 2016

Dear Board of Zoning,

I am writing to express my strong opposition to the construction of a 3 story apartment house by Reneau Real Estate LLC. at 1719 T St NW.

Having been a local resident of the neighborhood for over 8 years, I have been disappointed and frustrated with Reneau Real Estate company. This business owns another property in the neighborhood, 1924 17th St NW, which has been a persistent problem to the same neighborhood. The property at 1924 17th St NW has been repeatedly cited and fined by the city for failing inspections both inside and outside. The neglectful management of this property by Watassa Management has allowed this property to be a breeding ground for rats which has negatively affected the quality of life in the neighborhood. As an example, the rat problem has resulted in thousands of dollars worth of damage to several cars parked in the alley as the rats have entered the engine compartment of several cars and chewed through wires and fan belts. Similarly, Reneau Real Estate company has failed to spend minimal funds for the exterior maintenance of this property. For example, leaves in the fall would not be raked for several months at a time.

In summary, I have serious concerns about any future potential projects by Reneau Real Estate company given its past poor performance history in our neighborhood. The owners of the company have repeatedly shown that they put profits over the basic standards of properly managing their properties. This has resulted in a significant negative impact to the neighborhoods. Having another "problem rental property" is not what the neighborhood needs. A better solution would be to construct a condo on the site with owners who would take pride in their property.

Sincerely,



Michael S. Irwig

1711 Willard St NW