

December 31, 2017

TO: BOARD OF ZONING ADJUSTMENT SPECIAL EXCEPTION APPLICATION

REFERENCE: Application of Mala Mahmood address 1135 Morse Street, N.E.; Square 4070 Lot 145
BZA NO. 19657

My name is Frances Rogers, and I reside at 1116 Morse Street, N.E. and received notification as a property owner within 200 feet of the applicant's property at 1135 Morse Street, N.E. I oppose granting of the Special Exception Application, to convert a single family dwelling to a three-unit apartment building. Ms. Mala Mahmood attended several ANC SMD meetings as well as several ANCD meetings to present her plans, which garnered the largest community attendances ever. They were there to oppose the construction. I do not want another "massive" building on my block. I have listed my reasons below.

OPPOSITION REASONS:

- Referencing Properties 1123, 1125 and 1151 Morse Street which were approved prior to the September 6, 2016 zoning regulations becoming affective should not be considered as standard dwellings on Morse Street. Had I known of those plans, I would have opposed those requests as well.
- The massive properties visually affect me especially those across the street. They disturb the character of Morse Street, and a fourth similar dwelling would significantly intrude upon the character of Morse Street, as well as diminishing the healthy sunshine enjoyed by the community. I have attached a picture of 1151 Morse sitting in the middle of the block.
- Another three-unit building would adversely affect the water pressure levels of our home as some have noticed. Neighbors have complained about increasing electrical blackouts, as well the growing lack of parking spaces.
- This type housing decreases the feel of the community as the residents of 1123 and 1125 Morse Street just enter and exit, unable to sit on the porch and converse with neighbors. The balconies on the back of the extended buildings do not allow for communication with neighbors.

I believe only "Matter-of-Right" changes should be granted. Adequate rental living space can be constructed without a 54 foot extension. I also believe that each time Special Exceptions are granted on Morse Street more investor applications will be submitted and we will lose our neighborhood community. This would destroy the historic feel and look of the area. There are still families who would love to purchase a single family home, but are being priced out with these multi-unit dwellings.

Additionally, I would like to know how "unduly, adversely, significantly, and substantially affect a person" are determined.

Respectful,
Frances Rogers
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Board of Zoning Adjustment
District of Columbia
CASE NO.19657
EXHIBIT NO.31

