

Cochran, Patricia (DCOZ)

From: Teresa Frison <frison.teresa@gmail.com>
Sent: Tuesday, October 22, 2019 5:46 PM
To: DCOZ - BZA Submissions (DCOZ); Burkett, Jason E. (SMD 5D06)
Subject: 1117 Morse St, NE
Attachments: IMG_2578.JPG; IMG_2576.JPG; IMG_2579.JPG; IMG_2577.JPG

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Teresa Frison
1184 Morse St. NE
Washington, DC 20002

IN OPPOSITION TO DEVELOPMENT AT 1117 MORSE ST. NE

Dear BZA Board,

I write in opposition to this proposed condo development with a carriage house in the backyard. I support more affordable housing in DC, but these condo conversions are NOT affordable housing. I am posting photos of the condo conversions this board has pushed through since I have lived in this neighborhood. Please keep in mind that the fully built condos are between 3 and 4 years old and they are already falling apart.

This block was designed for single family homes and these conversions are putting a heavy strain on our infrastructure. The developer is not paying to upgrade the sewage system or adding more parking spaces for the number of units they are building. Neighbors living next door have lost natural light, the ease and comfort of their backyards, and have felt a strain on their plumbing systems.

These conversions are changing the nature of our neighborhood and many living in the condos are transient (renting the condos, not owners). This block was once populated by generational families and due to increases in taxes and the high cost living several have been forced to sell. The real estate market is skewed in favor of developers, though the city places little to no restrictions on them when they destroy a single family home. I have walked by many of these condo conversions under construction to see NO permits posted.

The fully completed condos in these photos were built WITHOUT notifying the neighbors or allowing the neighborhood to oppose or provide input into these conversions. The 2 currently under construction were opposed by the neighborhood, the ANC, and people spoke against them at the BZA hearings. Yet, despite the overall opposition to these projects, this board green lit these projects without taking into consideration the affect they have on our block. In fact, the one at 1167 Morse St NE was allowed to go through with the old zoning regulations, despite heavy opposition at the BZA hearing by neighbors, simply because the developer put in her permits right before the zoning change. The condo conversions at 1157, 1125, and 1123 were done before the zoning laws changed are an absolute eyesore and have damaged the esthetics of our block. If developers were better regulated, we would not have such shoddy conversions. If you look at these photos, you will see that the brick on the outside is deteriorating and chipping away on all 3 of these units. If the building is falling apart on the outside, just imagine what is going on with the interior.

Board of Zoning Adjustment
District of Columbia
CASE NO.20143
EXHIBIT NO.30

This proposed condo conversion at 1117 is bad enough without the addition of the carriage house. I strongly object to the carriage house, that alley is already dangerous and adding more traffic would make a bad situation worse. People use this alley as an express lane to bypass Florida Ave. traffic and we had several accidents due to people going 50 MPH down an alley. (DOT knows about this)

We are not Capitol Hill or Georgetown, but our history should be considered by the BZA.

Thank you,

Teresa Frison

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PRIVATE
PROPERTY







FR-0816