

Mr. and Mrs. David Hailes
1119 Morse Street, N.E.
Washington, D.C. 20002
(202) 399-5256

November 15, 2019

Government of the District of Columbia
Board of Zoning Adjustment
441 4th Street, N.W.
Suite 200-210 South
Washington, D.C. 20001

Re: BZA Application #20143

Dear Sir/Madam:

We are David and Geraldine Hailes and we reside at 1119 Morse Street, NE in Washington, D.C. We have lived at this address for over than 27 years and we have enjoyed our neighborhood and the life we've built here.

The property next door to us at 1117 Morse Street, NE was newly acquired by Grand Realty LLC and we recently learned that Grand Realty LLC applied for a variance/special exception permit for the property next door to our home. Additionally, on October 19, 2019, we attended an ANC Zoning 5DO6 meeting regarding the development in the Trinidad area. Through our discussion with Mr. Seema Matta, a Managing Member of Grand Realty LLC, we learned of their plans to build on the single-family property at 1117 Morse Street, NE, which again is next door to our home.

Mr. Matta informed us that he intended to turn the property into a three-unit dwelling, and a carriage house in the rear of the property and this causes us grave concern as the plans proposed for the property would alter the ambiance and beauty of our peaceful neighborhood and negatively impact our living space.

The proposed multi-family dwelling and carriage house would block the sunlight, breeze, and view that added to the attractiveness and comfort of our home. In addition, the newly planned structure would mitigate and drastically reduce the flow of breeze – and potentially increase rodent problems decreasing the *comfort, joy, and benefits* we have enjoyed for so many years when we sit outside. Moreover, the proposed overstated three unit and carriage house dwelling would *emphatically* implead on our privacy, *become an eyesore* on our street and the rest of the community, and possibly, *reduce the value of our home(s)*.

Furthermore, and in closing, ***1117 Morse Street, NE is an Airbnb operating without a permit***, and my wife and I *emphatically* oppose the pending plans for the property at 1117 Morse Street, NE. Again, it would be a *monstrosity lowering the property value of the existing homes in our neighborhood* and would ***only benefit Grand Realty LLC.***

Therefore, we respectfully request that you do not approve the proposed plans to build a three-unit dwelling and carriage house by increasing the height of the property at 1117 Morse Street, NE.

Thank you and please feel free to contact us for more information.

Best Regards,



David L. Hailes



Geraldine Hailes