

**CERTIFICATE OF SERVICE**  
BZA Application No. 21220 of 327 Upshur, LLC

Pursuant to the requirements of Subtitle Y § 404.7, I certify that a copy of the **Form 140 - Party Status Request** and all accompanying documents have been served upon:

- (a) The applicant – 327 Upshur, LLC
- (b) The applicant's representative – Gregory Kearly
- (c) The Main ANC Office – 5D
- (d) The ANC Single Member District Office – 5D03

*1/23/25*

Service was made on [DATE] by email to the following:

1. 327 Upshur, LLC  
[riteshmatta@gmail.com](mailto:riteshmatta@gmail.com)  
[alperakan@outlook.com](mailto:alperakan@outlook.com)
2. Gregory Kearly  
[gkearley@inscapestudio.com](mailto:gkearley@inscapestudio.com)
3. ANC 5D  
[5D@anc.dc.gov](mailto:5D@anc.dc.gov)
4. ANC SMD 5D03  
[5D03@anc.dc.gov](mailto:5D03@anc.dc.gov)

Signature: 

**PARTY WITNESS INFORMATION:**

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf:

Austin Smith and Surayuth Bunyasrie

2. A summary of the testimony of each witness (Zoning Commission only);

Opponent to the project

3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (Zoning Commission only); and

We will be opposing the project – Application number 221220

4. The total amount of time being requested to present your case (Zoning Commission only).

5 Minutes

1. The property (1154 Morse Street NE) is located beside our home (we are the current homeowners of 1156 Morse Street NE)
  - a. Austin Smith
  - b. Surayuth Bunyasrie
2. N/A
3. N/A – we will be opposing the project (Application number 221220)

**PARTY STATUS CRITERIA:**

On a separate piece of paper, please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?

The project is next to our home. We are worried about the consequences of the design.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

We are the owners of 1156 Mores Street NE; the house is directly next to ours.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)

There is no distance, the houses are joined together (row homes). I am also worried that this affects my chimney which the developers do not have permission to extend my chimney or block air flow.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?

This project being so large, as well as building new structures could affect the resale value of our home. It is also a concern of traffic in small ally and limited space for garbage cans, recycling cans as well as personal traffic and noise from so many residents next to single family homes. We are also concerned that the developers have changed the design after consulting us and did not update us on their plans.

There are various reasons why we oppose this project, including concerns about traffic congestion, noise, changes to a neighborhood's character, conflicts of interest, and conflicts of values.

If this appeal is approved and multi-family construction is permitted in a zone district previously dedicated to single family homes, it will start a "gold rush" on development of multi-family construction on any available single-family lot, or result in the joining of adjacent lots, to construct multi-family dwellings throughout all of this section of Morse Street. This will change neighborhood appearance, population density, increase traffic in neighborhoods and ultimately degrade the quality of where we all live.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.

Again – the original plans that were shared with us are not the plans they proposed to the commission/board. We are the immediate neighbor and need to be informed regularly. This action built a mistrust amongst the developers and us. With so many multiunit family dwellings the risk of fire hazards increases.

Potential fire hazards in a multi-family building include unattended cooking, faulty electrical wiring, overloaded circuits, improper use of space heaters, smoking materials, flammable materials near heat sources, poorly maintained appliances, blocked egress pathways, and

issues with fire alarm systems or sprinkler systems, all of which can be exacerbated by the close proximity of multiple units within the building.

Row houses are a common and dangerous type of fire in Washington, D.C. because they can be difficult for firefighters to fight. Here are some of the challenges firefighters face when responding to row house fires:

- **Rapid spread:** Fires can spread quickly through row houses.
- **Unpredictability:** Row house fires can be unpredictable.
- **Multiple areas:** Firefighters must cover multiple areas of the building.
- **Multiple levels:** Firefighters must operate on multiple levels of the building.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Doubling housing density significantly alters the neighborhood character and culture. The developers do not live in our community do they care about things such as parking, noise, pollution etc...

Additional Reasons for opposing this development.

Reasons for Opposition:

- **Neighborhood Character:**

Our neighborhood is predominantly comprised of single-family homes, and converting this property to multi-family housing would drastically alter the established aesthetic and feel of the community. The multi-family housing units already in place have caused more environmental impact than single family homes on our street (increase in garbage dumping, litter on the streets and animal feces on the sidewalks)

- **Parking Issues:**

The existing home at 1154 Morse Street NE is not large enough to accommodate the additional vehicles likely to be generated by a multi-family unit, leading to parking congestion on our streets.

- **Traffic Increase:**

Increased resident traffic from a multi-family dwelling would further strain our already congested roadways, particularly during peak hours.

- **Impact on Property Values:**

Allowing this conversion could set a precedent for further similar changes in the neighborhood, potentially decreasing property values for surrounding homes.

- **Potential for Overcrowding:**

Converting this single-family home into a multi-unit dwelling could lead to overcrowding and potential quality of life issues for residents.

- **Additional Noise Pollution**





HTS email  
@htsdc.org

Smith, Austin <asmith@htsdc.org>

## Fwd: Fw: Hello from Jop

1 message

**Austin Smith** <austinmc2003@gmail.com>  
To: asmith@htsdc.org

Thu, Jan 16, 2025 at 11:48 AM

----- Forwarded message -----

**From:** **jop rakdham** <jopcool@yahoo.com>  
**Date:** Thu, Jan 16, 2025 at 11:37 AM  
**Subject:** Fw: Hello from Jop  
**To:** Alper Akan <alperakan@outlook.com>  
**CC:** Austin Smith <austinmc2003@gmail.com>, Surayuth Bunyasrie <surayuth.bunyasrie@dc.gov>

Hi Alper,

My apologies for sending you the support letter before discussing with Austin Smith, my partner. We don't agree with your plan because of the location of carriage house and the fact that it is 2 stories. We would support it if the location of carriage house aligns with our garage and it is only one story. Perhaps we could talk further in detail.

From the above, I regretfully would like to withdraw my support letter please.

Thank you,

Surayuth "Jop" Bunyasrie  
615-618-1292

----- Forwarded Message -----

**From:** **jop rakdham** <jopcool@yahoo.com>  
**To:** Alper Akan <alperakan@outlook.com>  
**Sent:** Tuesday, October 15, 2024 at 12:29:40 PM EDT  
**Subject:** Re: Hello from Jop

On Tuesday, October 15, 2024 at 11:57:46 AM EDT, Alper Akan <alperakan@outlook.com> wrote:

Get Outlook for Android

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**From:** Alper Akan <alperakan@outlook.com>  
**Sent:** Friday, October 11, 2024 10:00:00 AM  
**To:** Jop Bunyasrie <jopcool@yahoo.com>  
**Subject:** RE: Hello from Jop

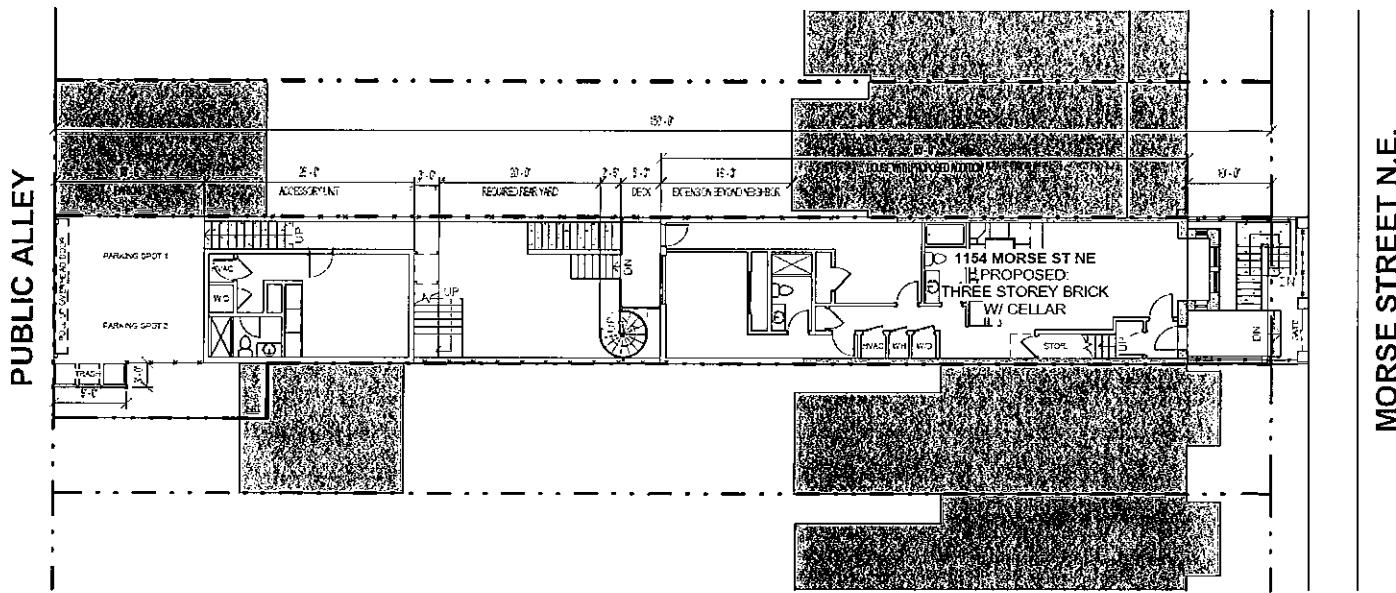
Hi Jop,

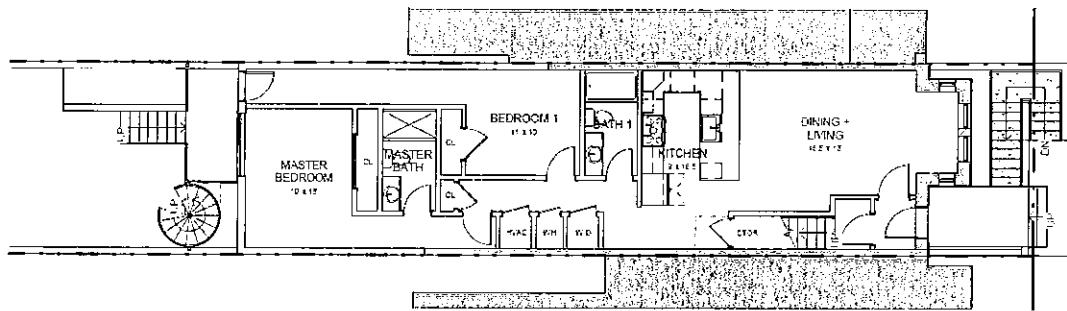
I hope all is well. Below are the proposed plans we are planning to submit with the zoning office. These are schematic designs. Things might change along the way but it outlines the core design ideas. As promised we wanted to share with you as soon as we had something to share since we are asking a support letter from you about the development we are planning to start. Support letters aren't a pre-requisite but they help us to move the permitting process smoothly and quicker with the zoning office. Our goal is to finish the construction as quickly as possible without

sacrificing from quality and safety but we need permits first and need your support so we can get you awesome neighbors as quickly as possible.

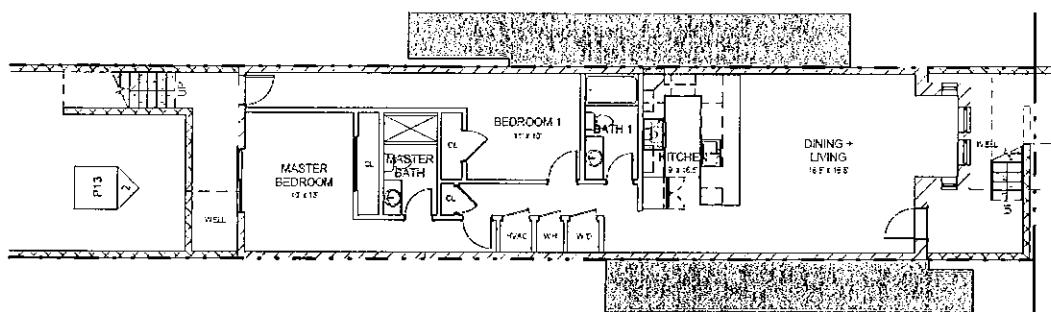
Like I mentioned, we developed 1124 and 1117 Morse in recent years and the exterior and interior finishes, design should be comparable overall. We typically sell to business professionals so I am pretty sure we will get you awesome neighbors in the future. I attached the support letter, If you would fill out the form with your legal name, address and signature and send it back, we would greatly appreciate it. If you have any questions about the plans, you got my number feel free to call. We got a spot in the agenda next week, will need the signed letter over the weekend if possible.

Have a great day!





PROPOSED FIRST FLOOR



PROPOSED CELLAR

**1154 MORSE STREET NE**

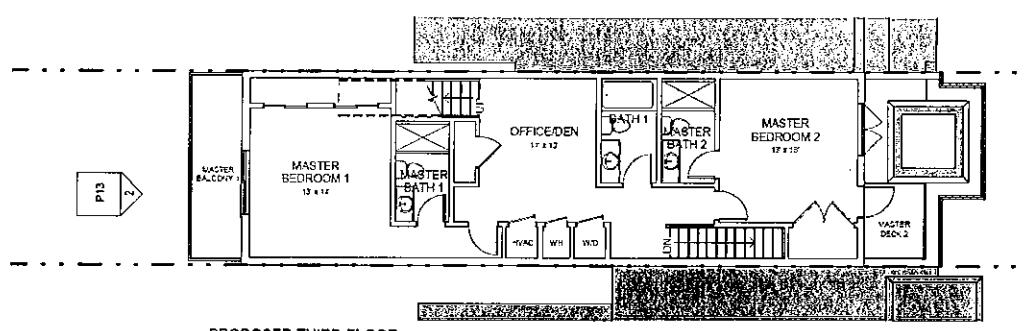
24 SEP 2024 | Schematic Design

## Proposed Cellar and First Floor

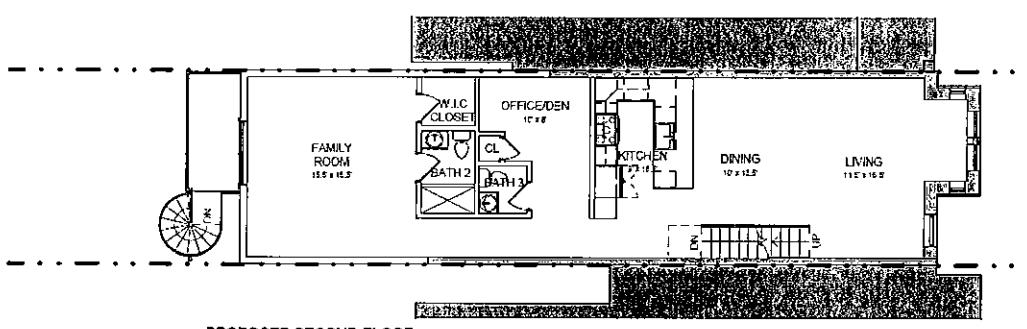
1/8" = 1'-0" | P08

inscape

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PROPOSED THIRD FLOOR



PROPOSED SECOND FLOOR

**1154 MORSE STREET NE**

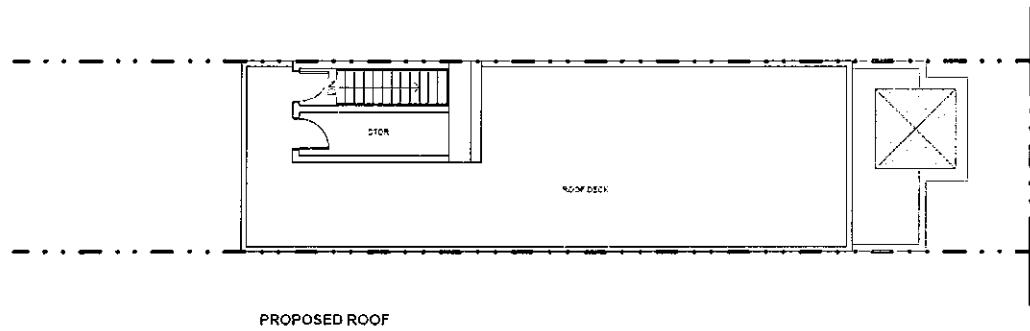
24 SEP 2024 | Schematic Design

## Proposed Second and Third Floors

1/8" = 1'-0" | P10

inscape studio

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1154 MORSE STREET NE

24 SEP 2024 | Schematic Design

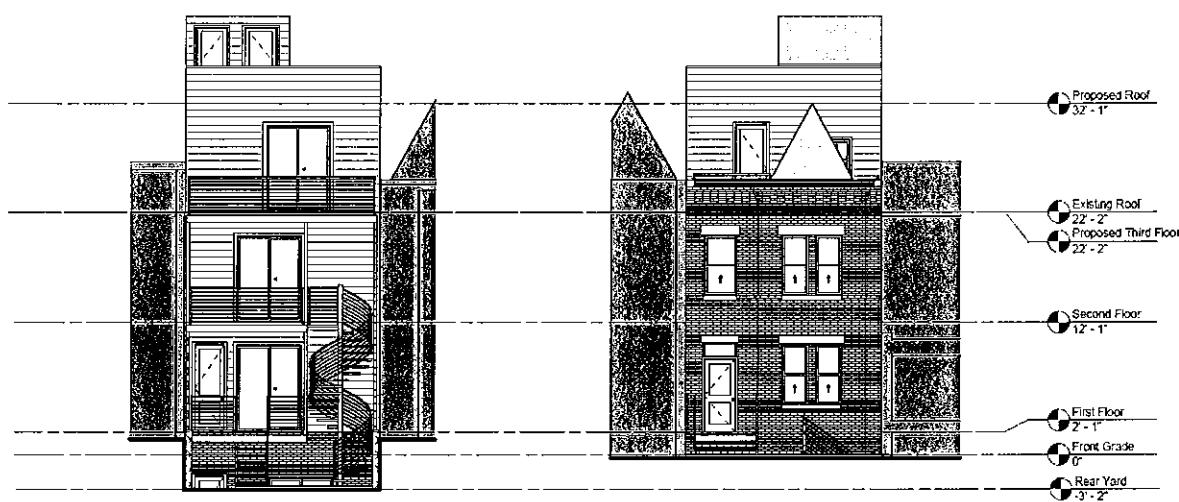
Proposed Roof Plan

1/8" = 1'-0" | P11



in-scape

© 2010



1154 MORSE STREET NE

24 SEP 2024 | Schematic Design

Proposed Elevation

1/8" = 1'-0" | P13



© 2010

-----Original Message-----

From: Jop Bunyasrie <[jopcool@yahoo.com](mailto:jopcool@yahoo.com)>  
 Sent: Thursday, September 19, 2024 7:27 PM  
 To: [alperakan@outlook.com](mailto:alperakan@outlook.com)

Subject: Hello from Jop

Hi Al,

This is Jop Bunyasrie from 1156 Morse ST.

Jop

Sent from my iPhone

 **Draft Neighbor Support Letter - 1156 Morse ST NE.pdf**  
50K