

Cochran, Patricia (DCOZ)

From: Frances Rogers <etgrimes@gmail.com>
Sent: Friday, February 21, 2025 2:56 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: BZA Case 21220, 327 Upshur, LLC

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from etgrimes@gmail.com. [Learn why this is important](#)

Comments of Opposition

BZA Case 21220

Applicant: 327 Upshur, LLC

Property: 1154 Morse St, NE

Square 4065, Lot 0814

I am specially oppose to remodeling a single family home into a three unit dwelling by developers. The three unit condos take away the family friendly atmosphere of the neighborhood. Three units decrease the already limited available parking spaces and increase the density of unfriendly neighbors. In general, I oppose variances and special exceptions, the enlarged dwelling over shadows the existing adjacent home. Once an exception is granted the next developer tries to increase the previous exception. If the larger dwelling, was brought by a family it would keep the integrity of the neighbor.

However, few buyers of these units live in the dwelling. They buy then rent the units for short-terms or they become Airbnbs. There are families who want single family homes. Families with children are priced out of the area because of the expensive condos.

I understand free enterprise but there is a difference between providing affordable housing to make a profit and just plain greed. Remodeling a single family home into three small expensive units that can not house a family with children is not helping long-term tax paying tenancy. Transit tenants do not help the city's growth.

Frances Rogers /s/
202-388-0199
etgrimes@gmail.com

Sent from my iPhone