

## Cochran, Patricia (DCOZ)

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**From:** Roblin, Anna (SMD 5D03)  
**Sent:** Tuesday, February 25, 2025 12:21 AM  
**To:** DCOZ - BZA Submissions (DCOZ)  
**Subject:** Re: ANC5d03 Letter in opposition to BZA 20220, 327 Upshur, LLC. 1154 Morse St NE

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I'm sorry I made a typo in the case number, it's 21220. Ty Anna Roblin

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**From:** Roblin, Anna (SMD 5D03)  
**Sent:** Tuesday, February 25, 2025 12:18:56 AM  
**To:** DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>  
**Subject:** ANC5d03 Letter in opposition to BZA 20220, 327 Upshur, LLC. 1154 Morse St NE

Comments In Opposition from Anna Roblin, SMD Commissioner  
1101 West Virginia Ave NE #104  
Washington DC 20002  
2026510581  
5D03@anc.dc.gov

Hello and thankyou for your attention.

I'm Anna Roblin ANC5d03, the Commissioner for the single member district.  
The community is basically united one hundred percent in opposition against this development. They feel very strongly that 3 unit developments are destroying their neighborhood. I know that a handful of neighbors sent in letters and you can see there is a strong consensus.

They feel that putting 3 unit buildings in their single family neighborhood destroys the neighborhood, it degrades the character and spirit of the neighborhood. And I believe that's true. The neighborhood will become much more transient with each new multi unit building, and people just don't care the way they do in a single family neighborhood. I believe some of the 3 unit buildings on the block are being used for Air B and B's and I think that started at least for one right after it's construction.

You can't blame residents for wanting to preserve their community the way it is. They don't want their neighborhood turned into a place of very small ultra expensive units that caters to the wealthy, and which very few people from Trinidad can afford. Trinidad is not a wealthy neighborhood so neighbors who've been here for years will not be able to afford these units and this is also how people who have lived in Trinidad their whole life end up being forced out of their neighborhood. Because it has become ultra expensive. Neighbors told me that they see their neighborhood disintegrating more every time

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21220  
EXHIBIT NO.33

another 3 unit building is constructed. After awhile of this kind of gentrification it becomes a neighborhood that's no longer a single family neighborhood.

Another very big factor of why the Commission voted against it is bc Mr Abdulsalam who lives next door in 1152 has a garage that lies partially on the property of 1154. The applicant failed to put into writing sufficient protective mechanisms for this neighbor although we had requested they do so in our COW meeting. Because of this lack of protection, if the new owners decide they want Mr Abdulsalam to remove the garage, which would be within their rights to do without written protection, he would probably have to pay thousands of dollars to remove the structure. A few Commissioners voted against the project mentioning Mr Abdulsalam's predicament as their reason and I don't think it's fair to let this happen to him. He cannot be reached but I believe that's besides the point.

So I ask the Board not to support this construction which everyone in the neighborhood is against and which will leave Mr Abdulsalam in a very bad situation.

Thankyou very much for your time and attention.

Anna Roblin ANC5d03