

ANC 5D ZDC Co-Chair Skip Keats' Updated ANC Testimony on Case No.  
21361, of Moshood Olayinka, at 1253 Morse Street NE.

Third BZA hearing, 4 February 2026

Good morning to the members of the board. My name is Skip Keats, and I am the Co-Chair of the ANC 5D zoning and development committee. This case represents competing interests and goals within the District of Columbia.

As directed by the board and in hopes of reaching a neighborly agreement, Commissioner Roblin held a meeting on 9 January 2026. In attendance were neighbors Liza Offenda (1251 Morse Street), Dawn Boutelle (who also represent Andrew Karay and Natalie Martinez who were on travel and could not make the meeting), Mr. Olayinka and his daughter, Adam Carballo and Shima Safinia of Carballo Architecture, LLC (Mr. Olayinka's team), and myself representing the ZDC.

Agreement was reached on several items, but not on the big issue that has caused the neighborly dispute. The issue remains the massing of the proposed building at 1253, its twenty-foot extension, and future impact of the continued redevelopment in the neighborhood that the neighbors fear will change the tenor of it.

The items agreed were 1) shifting slightly southwestward the windows of the smaller bedrooms on each floor so that they would not look directly into the lightwell of 1251 Morse Street, 2) the removal of the proposed emergency ladder per Liza Offenda's request, and 3) the removal of the proposed tree screen landscape along the property line per request of Natalie Martinez and Andrew Karay. I commend Mr. Carballo's team and Mr. Olayinka for acceding to those requests. They are improvements that will make others happy without unduly impinging the use of the proposed revamp of 1253 Morse Street. These changes were reflected in the revised plans submitted on 27 January 2026.

I understand why Mr. Olayinka did not accede to the remaining demand, namely reducing the size of the request special exception extension behind the current house. The neighbors' demand was a reduction to seventeen (17) feet from twenty (20), but such reduction would make the primary bedrooms untenable on each floor. Unfortunately without that concession, neither the surrounding neighbors nor the ANC can support this project.

Consequently, speaking on behalf of ANC 5D as one of its designated representatives, I respectfully request on behalf of the ANC the Board **deny** the requested special exception in BZA Case 21361. Thank you.