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**BZA Application No. 21361 of Moshood Olayinka**

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**From** Eren Fry <eren.fry@gmail.com>

**Date** Mon 10/27/2025 7:42 PM

**To** DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

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Case No. 21361

Property Address: 1253 Morse Street NE

Hearing Date: October 29, 2025

Members of the Board,

I am writing as a concerned neighbor in the Trinidad community to oppose approval for BZA Case No. 21361 for 1253 Morse Street NE.

While I support thoughtful investment and responsible development, I believe exceptions to zoning regulations must remain the exception—not the rule—if those regulations are to have any true meaning.

The proposed relief would allow construction that is significantly larger than what the RF-1 zoning district intends, raising serious concerns about scale, character, and precedent for the broader community. Morse Street and the surrounding area are defined by modest two-story rowhouses and duplexes with

consistent spacing, green space, and rear setbacks. The proposed addition would extend far beyond this

pattern, disrupting the rhythm of the block and setting a precedent for more oversized projects.

Because the

property is part of a duplex, any relief granted here would likely lead to similar changes next door and across

the block—gradually eroding light, air, and open space for everyone.

The RF-1 zoning regulations were created to preserve the moderate density and livable scale of neighborhoods like Trinidad. The DC Comprehensive Plan calls for “context-sensitive infill,” not overbuilding that changes the feel of the block. Granting this request would undermine those goals and

diminish the neighborhood’s character and quality of life.

For these reasons, I respectfully ask the Board of Zoning Adjustment to deny the requested reliefs in Case

No. 21361. If the Board does not deny the case outright, I ask that the hearing be postponed until the applicant provides full documentation—such as shadow, privacy, and design studies—so that ANC 5D and

the community can properly review the impacts.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21361  
EXHIBIT NO. 34

Thanks,

Eren

Name: Eren Fry

Address: 1300 Florida Avenue NE

Email: [eren.fry@gmail.com](mailto:eren.fry@gmail.com)

Phone: 202-997-4276

Date: 10/27/2025