

BZA Application No. 21361 of Moshood Olayinka.

From DJ Bays <istandakimbo@gmail.com>

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

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LETTER OF OPPOSITION

Board of Zoning Adjustment
441 4th Street NW, Suite 200-S
Washington, DC 20001

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.

Thoughtful and responsible development is needed in a thriving and growing community. However, I believe exceptions to zoning regulations must remain the exception—not the rule—if those regulations are to have any true meaning. All too often, we hear developers explain their plans to the community, clear that they believe being granted an exemption to the zoning regulations is no different than getting a simple permit.

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.

My block and the surrounding streets area are defined by modest two-story rowhouses and duplexes with a surprising amount of green space—our lots are long, providing a light and airy atmosphere that drew many of my neighbors to purchase homes on the street. Efforts to overbuild on the block were curtailed when the zoning regulations were last rewritten. The proposed addition to 1251 would extend far beyond the majority of existing homes, disrupting the rhythm of the block and setting a precedent for more oversized projects—with each new project wanting to expand a few more feet from the last project. 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.

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