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## BZA Case # 21361 of Moshood Olayinka, Comments in Opposition, Written Testimony

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From Roblin, Anna (SMD 5D03) <5D03@anc.dc.gov>

Date Tue 10/28/2025 12:28 AM

To ANC5D Zoning <anc5dzoning@gmail.com>; Saucedo-Guzman, Salvador (SMD 5D05) <5D05@anc.dc.gov>;  
DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

 1 attachment (109 KB)

20251009\_anc5dzdc\_21361\_response (1) (1).pdf;

From Anna Roblin ANC5d03, the SMD Commissioner  
1101 West Virginia Ave NE #104 Wash DC 20002  
2026510581  
5D03@anc.dc.gov  
10/28/2025

Hello and greetings,

My name is Anna Roblin, and this case is in my SMD in Southern Trinidad.

I am very concerned about this Case. The community strongly opposes it. We have, I believe, 10 letters of opposition now and 3 Parties in opposition, and there will definitely be a 4th Party soon, and the Case file has a extremely large amount of errors. I feel certain that whoever entered their docs into the case file never visited the premises or they would never have made the mistakes they made.

It's extremely troubling to me that after the ANC wrote to Ms Safinia requesting more information (see attached doc), so that we could accurately inform our fellow Commissioners of the facts, they never responded.

We had told them that they needed to attend our November Public Meeting rather than our October Meeting and I know they were not happy about that request, as well as about our request that a adequate amount of information be given to us so that we may be able to accurately hold a vote, but for them to simply ignore the ANC's requests and to think it was ok to show up at this hearing without a ANC vote is very shocking. I believe that maybe bc Ms Safinia is from Baltimore, she does not understand how BZA's in DC work. I very strongly request that our Commission be allowed to vote on this project before the BZA votes.

The mistakes in their Case file include such things as many faulty measurements, saying that 1251 Morse is 2 stories instead of 3 stories, mentioning a street called Warder as being in the immediate neighborhood but it's nowhere close to us, it is a street in Northwest, and many more errors. They completely failed to mention that there is a cutout in 1251 which their plans for the

side yard could be very problematic for, regarding fire and egress issues. In fact they never showed this cutout at all in their plans.

Our Zoning and Development Committee's Co-Chair, Skip Keats, has specifically delineated their errors, and I request that, if possible, he be allowed to speak.

They are claiming that their neighbors' light and air will not be adversely affected, which we believe is highly unlikely to be true. However, they have not done a good quality shadow study. How can they tell how much it will be affected without a thorough shadow study having been done? The ANC requested a shadow study be done, along with the many other requests, see the above attachment, and they simply never replied at all to us.

Also it appears that OP has not visited the property yet bc they said in their statement that the building is attached on both the East and West and it's not, and they also did not mention the lightwell in 1251 and the fire issues regarding it which we believe that, more than likely, constitutes a serious code violation.

I think it should be obvious to everyone that unless this project makes very big changes and actually moves from being detrimental to the community to being good for us that I believe the ANC should oppose this construction.

Thankyou for your time and attention,  
Anna Roblin ANC5d03.