

January 27, 2015

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1422 Buchanan Street, NW
Washington, DC 20011
202-257-9817

Below and attached are the events that took place at my home (1422 Buchanan Street NW, Washington, DC of more than 50 years.

On the morning of August 4, 2014, around 7:30 am, I was awakened by loud noise and the sound of heavy equipment. This was the beginning of the demise of the sanctity of my home. There was constant noise, dust and actual shaking of my house. I had to dust inside and outside of my home daily. The situation went downhill from there because I could not find out what was going on until 3 days later. They were actually demolishing the home next door to me and building a 3-unit condominium unbeknownst to me or the other adjoining home.

On August 7, I had some concerned and helpful neighbors met at my house to discuss the situation. We discovered that our homes were zoned for this type of construction but we had rights to make sure that conditions of safety were our adherent right. I took them to see the back of the site, the workers had removed the fence that separated the property, and there was a 10 -20- foot drop with no barrier or protection. We immediately called our City Council office and the DCRA for an emergency inspection. A Stop Work Order (SWO) was issued the next day. The SWO was issued because the contractor did not have the proper permit for all of the construction (destruction?) that they were doing. We could not find out what permits or what type of fines were levied. I asked if I could state my concerns at the hearing to reinstate their permits and the lack of notification to the adjoining structures. I was told that these hearings were closed. I feel and the other adjoining property owner feel totally left out of this process and we are deeply concerned about the safety and structure of our homes.

The Stop Work Order was lifted. I was told that Mudasir Khan showed proof that he attempted to contact the adjoining neighbor and me. He gave the inspector letters saying that the both of us refused the letters. I have never refused certified mail under any circumstance. (copies attached)

ZONING COMMISSION
District of Columbia
ZONING COMMISSION
CASE NO. 14-11
EXHIBIT NO. 150

Mudasir Khan seems to be a rogue developer. He pleaded guilty to making false statements on a condominium registration application and failure to post a bond letter of credit. Additionally, he was fined for doing work on 1424 Buchanan that was not on the original building permit issued. Now you can understand my uneasiness with the safety and work performance that is taking place next door to my home. On August 25, 2014, I found evidence of structural damage to my home. The inside doorway had plaster residue inside the space between the framing.

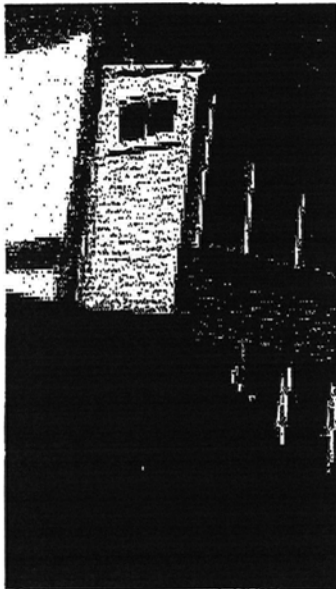
After construction was resumed, I again contacted DCRA regarding the close proximity of the construction site to my property. I was advised by DCRA's Chief inspector and the developer, that I should protect my property from inherent dangers due to the construction at 1424 Buchanan. This recommendation has caused the windows on the west rear of my home to be permanently blocked at a cost to me of \$2200. The construction of this condo has taken away the sunlight that I so enjoyed. (photos included)

As construction progressed, I called DCRA on several occasions for another inspection because I was concerned about the height of the building and how close it was to my chimney. I received no response until I sent an email to the director of DCRA Mr. Sabbakhan. He responded immediately but by that time the building was obviously in violation of zoning code 3307.6 and another SWO was issued October 23, 2014. This is not only a zoning code violation, it is life threatening because fumes can back up into my home and cause carbon monoxide poisoning due to the close proximity and height of the 1424 Buchanan Street Building. Again, due to the ineptness of this rogue contactor I was told that I needed to have my chimney raised to accommodate his violation but I refused. The director of DCRA said that it is within my right not to raise my chimney and right now, the SWO is still in effect until the developer comes up with a solution to right his violation.

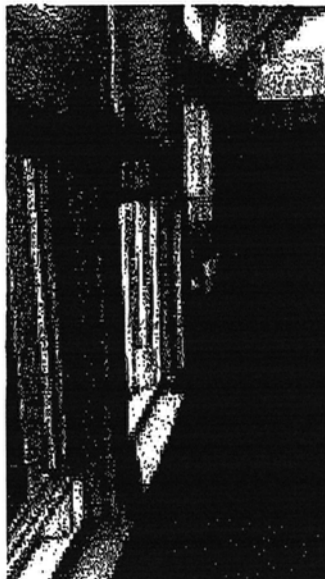
On January 12, 2015, a pipe burst and flooded my basement and my homeowner's insurance carrier is now working to litigate damages. This brings another issue to this debacle. I have been advised that I should install a sump pump. The standing building will not permit me to do this. I would like to file an injunction against any more construction to determine the stability and safety to my home and the injustices that have taken place. I believe that we should have a moratorium on all R4 development on row houses until problems and concerns such as these are addressed.

Below are photos of my back porch. After receiving information from Mr. Clarence Whitecarver, Chief inspector that the Stop Work Order will be withdrawn, I was told that this area of my home was in violation because of the side windows. Mind you, I have been in this house for over 50 years and have never heard this before. I had the siding painted and windows replaced (including the ones shown in photos) a few years ago.

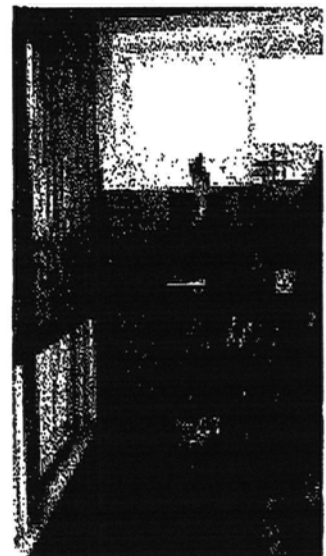
The construction of the condominium next door extends to the side of and above my home. This has eliminated the sunlight on the west side of my home. To add insult to injury, I was advised that I should have the windows removed and put up hardy plank on that side in order to insure that no future damage be done to my home because of the close proximity of the new dwelling.



Outside photo of the
The rear of my home



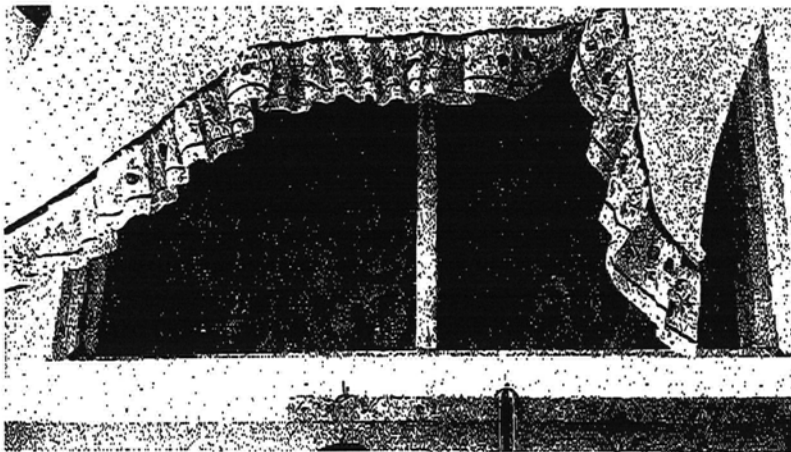
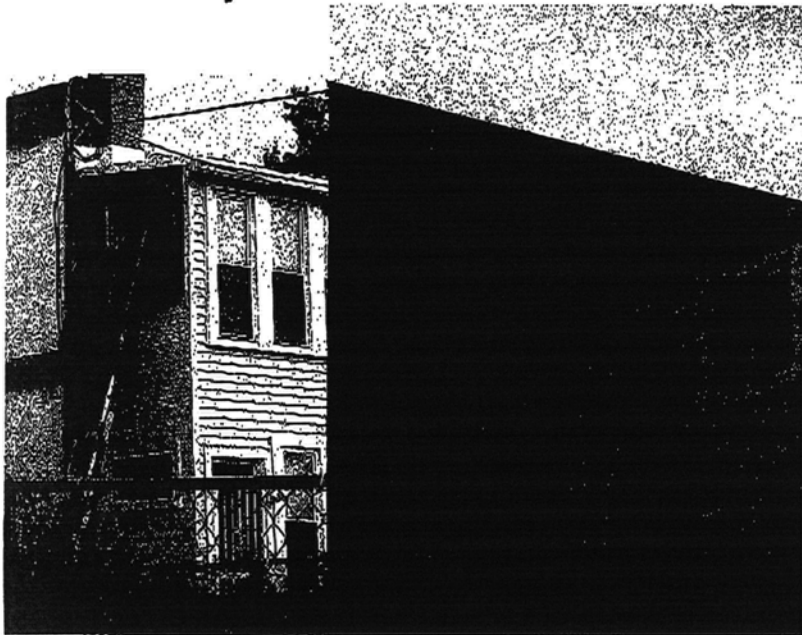
Breakfast nook (first
floor)



Sun room (top floor)
soon there will
be no sun

Below are photos of my home after recommendation by Whitescarver and the developer that I protect my home because it will be inaccessible after the 1424 development is complete. I had to pay \$2,200 to have work done.

First photo is worker tearing off siding and removing windows (top and bottom) that I just had replaced less than 5 years ago. The second photo is the current state of my home from the outside. (note zoning violation of development site well above my chimney). Last photo is what use to be my sunroom window on the first floor.



Below are copies of supposedly notifications re construction sent to our homes by the by the contractors. DCRA actually used this to justify that we were attempted to be notified. Note there are no names and I will swear under oath that I did not receive or refused this certified mail. I was not given any opportunity to refute this.

METRO
715 8th St #2
SE, DC 20003

7014 0150 0002 2257 9182

PLEASE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT POSTED LINE

CERTIFIED MAIL



7014 0150 0002 2257 9182

METRO,
715 8th St #2
SE, DC 20003

7014 0150 0002 2257 9175

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OF THE RETURN ADDRESS, FOLD AT POSTED LINE

CERTIFIED MAIL



7014 0150 0002 2257 9175

1422 BUCHANAN ST
N.W. D.C. 20011



1000



28011

PAID
SPRINGFIELD, VA
22151
JUN 10, 14
PM DUNT

\$3.30

NEVER
USA

00033589-11



Bank Swallow

Refused
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28011

PAID
SPRINGFIELD, VA
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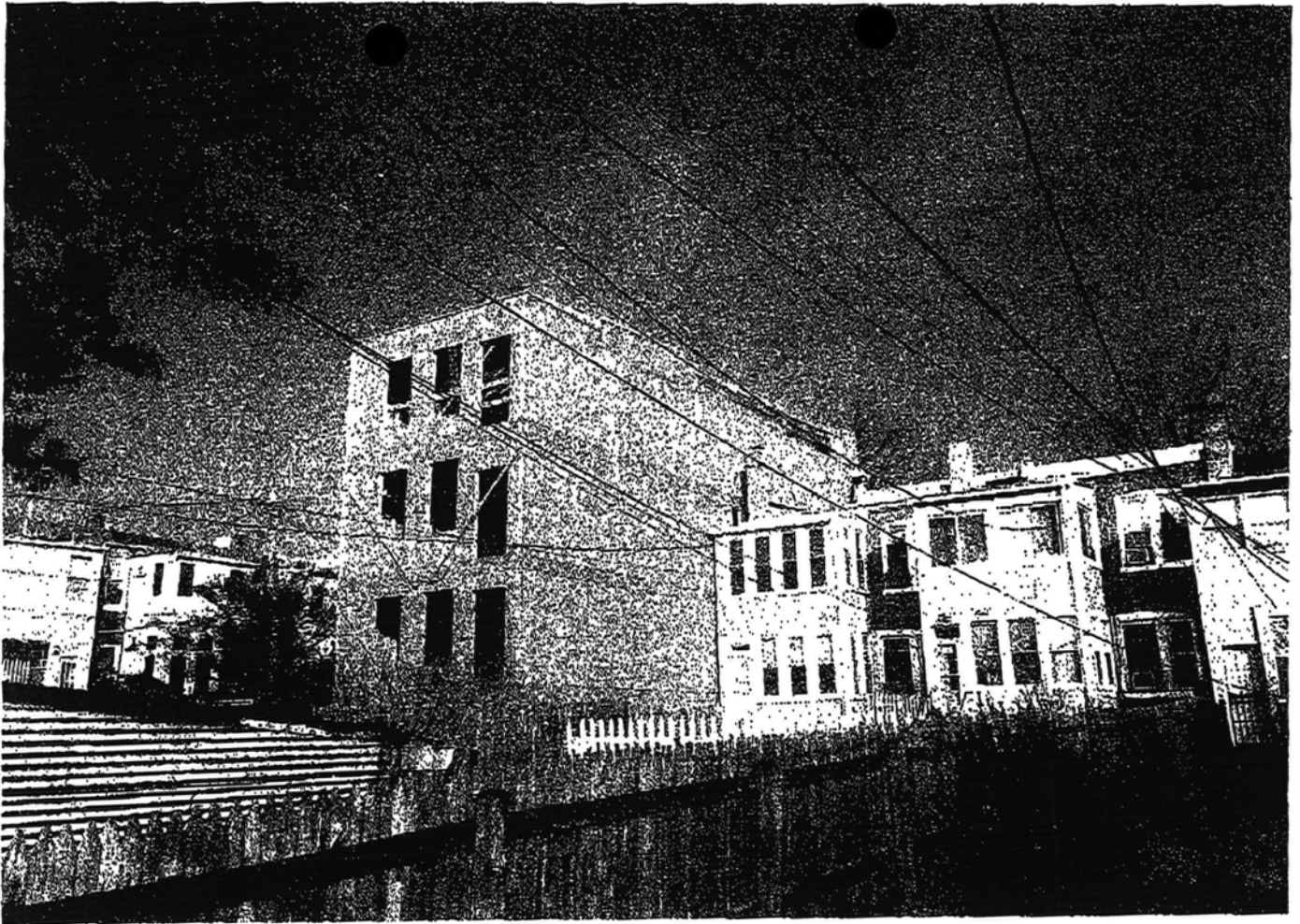
00033589-11 NEVER
USA



Bank Swallow

Refused
1102

1426 BUCHANAN ST
N.W. D.C. 20011



RESPECTFULLY SUBMITTED

[Handwritten signature]

SANDRA F. LESENE
1422 BUCHANNAN STREET, NW