

December 30, 2017

TO: BOARD OF ZONING ADJUSTMENT SPECIAL EXCEPTION APPLICATION

REFERENCE: Application of HJB Properties LLC. 1121 Morse Street, N.E.; Square 4070 Lot 138
BZA NO. 19635

My name is Frances Rogers, and I reside at 1116 Morse Street, N.E. within 200 feet of the applicant's property at 1121 Morse Street, N.E. I oppose the granting of the above Special Exception Application, to convert a single family dwelling to a three-unit apartment building. I have listed my reasons below, but first let me say that that Mr. Jackson attended an ANC SMD meeting pertaining to these actions, which garnered one of the largest community attendances ever. They were there to oppose the construction, and that is why there are no letters of support in this application package. Instead, there was a document written by a lawyer describing the plans, and how it adheres to the regulations. In the description, the one word mentioned throughout was "massive" dwellings of 1123 and 1125 Morse Street, and how the applicant wants to duplicate them. I do not want another "massive" building facing my home.

OPPOSITION REASONS:

- Properties 1123 and 1125 Morse Street plans were approved prior to the September 6, 2016 zoning regulations becoming affective, and should not be considered as standard dwellings on Morse Street. Had I known, I would have opposed those requests as well.
- 1123 Morse Street, east of 1119 Morse Street was constructed prior to 1125 Morse Street, east of 1123 Morse Street, and the facades are different, and neither conform with the character of the existing homes on Morse Street.
- 1123 Morse Street and 1125 Morse Street massive properties, visually affect me even though I live across the street. They disturb the harmony of Morse Street, and a third similar dwelling would significantly affect my comfort while sitting on my porch. The properties intrude upon the character of Morse Street, as well as diminishing the healthy sunshine and air enjoyed by the neighboring home owners.
- Another three-unit apartment building would adversely affect the water pressure levels of our homes. Neighbors have complained about increasing electrical blackouts, as well growing parking space issues.
- This type of housing decreases the feel of the community as the residents of 1123 and 1125 Morse Street just enter and exit, unable to sit on the porch and converse with neighbors. The balconies on the extended building backs do not allow for communication with neighbors.
- The façade should not be changed to match 1123 and 1125 Morse, as they are not cohesive with the other 86 dwellings on Morse Street. There are however other remodels that maintained the front porch and brick, which are visually more acceptable.

I believe only "Matter-of-Right" changes should be granted. Adequate apartments can be constructed without a 49 foot extension. I also believe that each time Special Exceptions are granted on Morse Street more investment applications will be submitted, and we will lose our neighborhood community. This would destroy the historic feel and look of the area. There are still families who want to purchase a single family home, but are being priced out with these multi-unit dwellings.

Additionally, I would like to know how "unduly, adversely, significantly, and substantially affect a person" is determined.

Respectful,

Frances Rogers
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1125, 1123, 1121 Morse St. NE Front and Back



