

December 29, 2017

BOARD ZONING ADJUSTMENT

441 4th Street, N.W.
Suite 200/210-S,
Washington, DC 20001

Subject: Opposition Letter to BZA Application No. 19657

Greetings:

I strongly oppose applicant, Mala Mahmood, pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under the residential conversion regulations of Subtitle U Sec 320.2, to construct a rear addition and convert an existing one-family dwelling into a three-unit apartment house in the RF-1 Zone at premises 1135 Morse Street N.E. (Square 4070, Lot 145) for the following significant reasons:

I lived two doors from 1135 Morse Street NE. I brought into this neighborhood 30 years ago because it was a family-oriented neighborhood. The house structures are historically unique and beautiful. The most unique qualities about the 1100 block of Morse Street is sitting on your front porch (while rocking in your chair if you choose) and talking to your neighbors, next door, 2 doors away, 5 doors away and wave at your neighbors 7 doors away or more. You are able to see your neighbors coming and going in the front and rear. The unique front porches provide a visible closeness to your neighbor and help develop a relationship within your neighborhood, if you chose to. Today, owners want to do away or are not interested in preserving the integrity of the neighborhood. Instead the owners are interest in over populating the neighborhood without ample parking slots for the tenants and their visitors. I request that the owner is held to conform with the existing uniform of the historic neighborhood and preserve the integrity of the neighborhood.

I brought into this neighborhood because the one apartment building was on the corner and not in the middle of the block. Now the new owner(s) want to embark their new design apartment units in the middle of the 1100 block of Morse Street. The three-unit apartment style does not follow the historic family-orient-

ed neighbors or neighborhood. The conversion will look like an upgraded apartment building stuck in the middle of a family-oriented community. This will be an eyesore. It will not in anyway match the quality and structure of our current homes. The three unit apartment will not provide adequate parking spaces for the tenants and their visitors therefore, causing a parking hardship on the existing neighbors. The current residents may end up paying residential parking fee, while owners continue to over populate the neighborhood. This is not fair to the long standing seniors in the neighbors.

The rear addition will destroy the sunlight and enjoyment of greetings my neighbors in our backyards. The rear addition will block our security view of checking on the neighbors, especially the seniors. And, if the owner choose to install a privacy fence we will have to travel to the alley to greet our neighbors. Our neighbors will look out for each other when they can see your backyard area. The rear addition plus the privacy fence will no longer allow the security view.

The rear addition will cast a permanent loss of sunlight to mostly shadow to my house and neighbors' houses. The addition will permanently interrupt my airflow and most of all the extension will be a depressing site especially during the winter months. This rear addition will cast a early darkness in our backyards during the winter months, starting at 4:50pm every evening. The rear addition will affect neighbors with disabilities, depression, and claustrophobia when you can no longer enjoy the sunlight to east or west of your backyard. I will be very depress to no longer enjoy the sunlight to the west of my backyard.

In closing, I like to say; "not only do I oppose the special exception; I oppose the 5-7 side windows (stated on the drawings) which will impede my privacy and neighbors." New construction could negatively impact our Pepco pipeline and waterline, again. I support only "matter-of-right" changes be granted.

Sincerely,

Doretta Ward
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