

June 2, 2019

To: Board of Zoning Adjustment

From: Manika Morgan-511 58<sup>TH</sup> ST NE., Washington DC 20019

**RE: BZA Application # 19985**

**LETTER OF OPPOSITION TO NEW CONSTRUCTION**

I am a D.C. native and resident of Ward 7, and I oppose the construction of a house at 419 57<sup>th</sup> Street N.E., Washington D.C. 20019. To walk by the mentioned location and to visibly see the tiny plot of land (Square-5228, Lot-0014) that District Properties is requesting a variance to build on is frustrating and upsetting. District Properties is planning to build a house directly adjacent to Mrs. Daniel's house. The plot of land seamlessly blends in with Mrs. Daniel's side yard. For more than 10 years, Mrs. Daniels has hosted numerous family gatherings such as birthday parties for her grandchildren, family cookouts, or just having neighbors and friends over to enjoy the nice weather on her side yard and the plot of land in question. In addition, Mrs. Daniels has maintained and cared for the plot of land along with the help of her son by mowing and watering her side yard and the plot of land. At times when Mrs. Daniels could not maintain her side yard and the plot of land in question, she hired Landscaping Professionals to do the work. Mrs. Daniels side yard along with the plot of land has always been nicely manicured. The use of this plot of land by the Daniels' family has been continuous, open, and nonexclusive without any interruption from the land owner or D.C. Government Officials.

As stated on District Properties website, the Real Estate Developer Firm is managed by a team of highly educated and certified architects, engineers, contractors, and real estate agents. Which leads me to believe that District Properties is fully aware of the constraints in building this house before purchase of the land. However, District Properties could care less about the already existing homes adjacent to the plot of land or the people who reside in these homes. District Properties just want a quick build and a hefty return on their investment.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19985  
EXHIBIT NO.46

A District Properties representative has come into our ANC Meeting and asked, "If their laptop would be safe, if they stepped out" and stated, "I'm from the hood too". District Properties has made it very clear in our ANC Meetings that they do not need our approval for a variance, that the decision is up to the Board of Zoning Adjustment. While I know this to be true, I also know that our voices should be heard. I know that our concerns are valid, and I know that as a community we matter. We are tired of investors and developers coming into our community building, leaving unsafe conditions during construction, and tearing up our streets, without any thought or care about lives they are affecting. I OPPOSE, We as a community OPPOSE, the unwarranted variance for 419-57th Street N.E. Washington, DC 20019

Sincerely,

Manika Morgan, Ward 7 Resident

April 18, 2019

To Whom It May Concern

**RE: BZA Application # 19985**

**Protest Building Of 419-57th Street N.E. Washington, DC 20019**

From: Marvin Daniels  
425 57<sup>th</sup> St. NE  
Washington DC 20019

**LETTER OF OPPOSITION TO NEW CONSTRUCTION**

To Whom It May Concern:

I am a home owner/resident of 425 57<sup>th</sup> St, NE, Washington DC 20019 and I oppose new home construction on the vacant lot adjacent to my home. Outlined below are my reasons for strongly opposing construction on this lot.

1. The proposed lot on which the new home will be constructed is too small to allow for new home construction.
2. Construction of a new home on this lot will have a negative impact on parking currently available to residents. A funeral home is currently located on this street and parking is already extremely limited for residents; a new home would only exacerbate an existing parking problem.
3. The construction of a new home on this lot will encroach on my primary residence since the lot is so small, it will not allow adequate distance between my home and the new construction. Building a new home on this lot will diminish my ability to enjoy peaceful unencumbered living due to the close proximity of the new home to my residence. The close proximity of the new construction to my home could also present a safety hazard.
4. Building a new home on the lot will cause additional trash to be generated which can increase rodent infestation.

Again, I would like to strongly express my opposition to new home construction on the vacant lot located next to my home.

Thank you,

Marvin Daniels

4/8/19

BZA Application # 19985

To Whom it may Concern:

I Carolyn Bradley resides at 412-57th St. N.E.

I have been living here for over 30 years,  
and I'm please with our surroundings,

~~my~~ family and I are protesting the  
building of 419-57th St. N.E.

There's ~~not~~ enough of room to place  
a home in a ~~small~~ lot next to  
42~~5~~-57th St. N.E.

Thank You  
Mrs. Carolyn Bradley

4-16-19  
BZA Application #19985

## Letter of Opposition

I, Eva J. Daniels, the owner of 5228 Lot 0045 oppose the building of a house on 419 57<sup>th</sup> St. N.E. Square 5228 Lot 0045. I oppose because the lot is too small and I find it would be too close to my property line. There can't be too much variances to this lot to construct a house. It would just be too close to my home.

These investors come into our city buying up all these properties and don't care what size the property and whether it will affect the other home owners just to prosper and get rich off these lots.

Thanks for consideration to this matter. It would be greatly appreciated.

Mrs. Eva J. Daniels  
425 57<sup>th</sup> St. N.E.  
Washington, D.C. 20019  
202-396-7151  
email: Evedta@aol.com

April 30, 2019

To Whom It May Concern,

We appose to them building a house  
on the property at 419 57th St. NE SQ. 5228.  
lot 0014.

The lot is too small to build a house  
on that property. The parking in the  
neighbor hood is very limited.

Sincerely,

Lakeisha M. Kelly  
Martha Kelly  
418 57th St. NE.

Application #  
BZA19985

RE: BZA Application # 19985

Protest Building of 419-57<sup>th</sup> Street N.E. Washington DC 20019

From: Kimberly Daniels

425 57<sup>th</sup> street ne

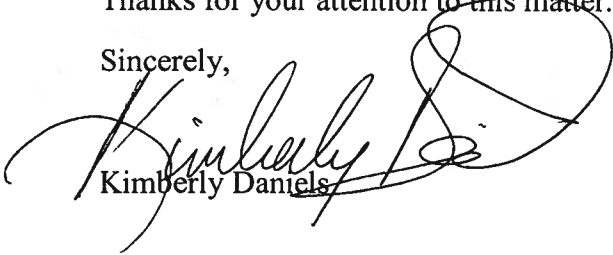
Washington DC 20019

To Whom it may concern:

I am an occupant of 425 57<sup>th</sup> street ne Washington DC 20019 and I oppose the building of the new property so close to my home. The lot is very small and it is an inconvenience and discomfort having the new property so close, seeing as though I live in a single family home. The parking is already very limited and at times I find difficulty in parking. Please reconsider your decision to build a home on such a small property.

Thanks for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kimberly Daniels', is written over the typed name. The signature is fluid and cursive, with a large loop at the end.

Kimberly Daniels