

As a resident who lives less than 100ft away from 1117 Morse St NE, case number 20143, I write in opposition to granting the project an exemption to build three units. Why did the city pass regulations limiting height and number of units only continuously exempt developers? If allowed, this will continue to set the precedent that a developer can come in to our neighborhood and ignore the rules. There has already been another house on our block which was granted permission to build three units. It has also been rumored that whom ever owns 1121 Morse St is also planning on adding three units. DCRA's permit tracker verifies this. Granting this project an exemption will further boost developers' confidence to pursue seeking exemptions. Where will this stop.

The DC Zoning Commission passed height and maximum dwelling regulations to prevent haphazard development. At the hearings leading up to those new rules, it was clear that developers were opposed to them and residents who would directly be impacted by such conversions favored the regulations.

Exemptions ought to be made for something that will enhance the resident property owner's life, such as a screened porch that would exceed beyond the occupancy limit, or an addition to house a new family member. Unless the owner of 1117 is planning on building a family compound as their primary place of residence, it is clear that this is not benefiting the community.

I don't have a problem with a two unit conversion, or even a three story pop up addition. The additional third unit, however, makes a tremendous difference. It essentially turns a row house, and space around the row house, into an apartment complex. Such spaces were not designed for such density. This can greatly impact the quality of life of long time residents who did not move into a neighborhood expecting a building to be constructed next to their backyards, blocking the sun and space they once enjoyed. This also impacts middle and low income residents who moved into what they were expecting to be a low-medium density neighborhood before prices rose. Lastly, this will impact parking, which is becoming further scarce as this street is still unzoned.

I am a DC native and ten year resident of Morse St. Knowing that high density housing increases affordability, I also welcome responsible development. Within a fifty foot radius of my house, there are plenty of options: a junkyard in the alley between Morse and Neal St, and 1124-1126 Morse St. The two listed addresses have been abandoned for some time and sex criminals have used their backyards as a base to commit sex acts with sex workers.

It is highly unlikely, though, that the developers who own 1117 will sell their units below market rate. Furthermore, it is safe to assume that the proposed buildings to be constructed at 1117 Morse St NE will not make the neighborhood more affordable as they will sell for at least \$700-800,000 a piece.

In short, I think the developers' bottom line will be just fine with two units at 1117 Morse St. Thank you for providing the immediate residents around this project the opportunity to voice their comments. If possible, I would prefer that my identity remain anonymous as I am concerned about the developers taking retributive actions against me or any other resident who expresses opposition to their project. Many thanks.

