

Allyson Wilson
2801 25th St. NE
Washington, DC 20018

Board of Zoning Adjustment
DC Office of Zoning
441 4th St. NW
Washington, DC 20001

Commissioners:

I live at 2801 25th St NE, Washington, DC 20018. I am writing this letter oppose the zoning adjustment requested by District Properties for the proposed a residential structure at PAR0155 Lot 0009 Zone R-1-B, ANC 5CO7. It is DC BZA [case number 19967](#), for your reference. Also, I am respectfully requesting that you deny the proposal pending a full review of the plan by the DC Fire Marshall's Office.

District Properties is seeking a variance from BZA to allow them to have 3 feet of clearance on each side of the house. The street, 2400 block of Girard St. NE, has no side or back alley. At our March ANC meeting, a resident who is a firefighter said the project would violate DC Fire Code. He reportedly flagged that firefighters need more than 3 feet on either side of a residential structure to access the back of the structure.

At the hearing On April 10, 2019, for this project, Commissioner Frederick Hill made mention of this concern and asked District Properties if they were sure their structure would adhere to the code. The representative present from District Properties said they didn't know of any code. However, the issue was addressed no further than that.

It is unfair to homeowners near this property to let the project proceed based on the word of the developer that wants to build.

I have made repeated attempts, over the course of months, to get someone within the fire department and/or DCRA to respond to my request for review and response. No one has responded. Until the matter can be investigated properly, it should be tabled. I think it's important to note that we are only recently seeing this pattern of developers targeting older homes in Wards 7 and 5 where older homeowners actually owned multiple lots, unbeknownst to neighbors, buying the properties from family estates and then breaking the properties down to their antiquated lot lines.

District Properties knew the limitations of the lots when they bought them. They were aware that one lot was used as the adjoining house's yard and the other, its driveway. They are aware that the street has no alley. And, we can all imagine—if not yet verified officially—that bulky firefighters and their equipment can't fit through 3 foot passages that would eventually be between these structures.

I am submitting attachments of emails that show how I've tried to be more prepared today with official positions from regulatory agencies. Those efforts have not been fruitful, which is very disheartening as a homeowner in this city who deserves the same rights and protections that developers seem to enjoy.

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Board of Zoning Adjustment
District of Columbia
CASE NO.19967
EXHIBIT NO.47