

Cochran, Patricia (DCOZ)

From: jacqueline vialpando <jvialpando@hotmail.com>
Sent: Wednesday, February 12, 2025 1:39 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Re: Opposition to Application No. 21226 for Special Exceptions

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February 12, 2025

To:
Mr. Hill
Chairperson of D.C. Board of Zoning & Commissioners
Office of Zoning
441 4th Street, NW, Suite 200
Washington, DC 20001

From:
Jacqueline Vialpando
1122 Staples Street, NE
Washington, DC 20002
202-277-2733

Dear Chairperson Hill and Commissioners and/or designees:

An application has been filed by Jaranne Alexander Benons for six special exceptions in application No. 21226 at 1206 Staples Street NE (Square 4067, Lot 58), ANC 5D, in Washington DC, 20002.

The property in question is presently zoned for RF-1 zoning and a single household dwelling.

As property owner within 500 yards of the area, the undersigned do hereby request that the pending application mentioned herein be denied by Office of Zoning Board on the following grounds:

- rear addition will create a hazard for safety and fire as well darken the alley where many of our young females and divergent males walk in to avoid sexual harassment.
- penthouse requirements will deviate for the architectural design of the neighborhood and will mitigate sunshine into the alley and neighbors behind the building as well as block solar panels of adjacent buildings.

Board of Zoning Adjustment
District of Columbia
CASE NO.21226
EXHIBIT NO.32

- penthouse setback requirements will decrease sunshine into the alley and neighbors behind building with gardens, children and bee hives as well as create icy patches in the alley during winter snowfalls as building is in the middle of the block alley.
- the current rooftop or upper floor element requirements create congruency and cohesiveness to the community homes within 500 yards; the special exception does not add beauty, congruency, cohesiveness or community to our homes.
- the rear yard requirement is in place to create gardens, greenspace, community bee hives, and communal space for homestead occupants; the special exception relief will extend metal and concrete eliminating natural draining into our DC watershed.
- Similarly, the lot occupancy requirements that limit single household dwellings and flats to 60% percentage of lot are in place for safety, security, fire and greenspace precautions in a family neighborhood; the relief of the requirement would create an unsafe environment.

Additionally, my spouse and I use our home as our virtual office during the day and the continuous noise and air pollution as well as the early morning and late construction traffic would be a work impediment and health detriment (drilling, banging, idling of vehicles and trash thrown in the public curb space by workers).

I write in opposition of the relief and special exceptions to **construct a third story with roof deck**, and a three story with **basement rear addition**, and **conversion to a flat** in application No. 21226.

Respectfully,

Jacqueline Vialpando

Resident and Neighbor Four houses away from site