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I am Vicki McGill the owner of 1309 Girard Street NE, located directly across the street from 1306 Girard Street NE and I am writing out of concern about zoning application/case 21298.

When the previous owners of 1306 Girard put the house on the market there was great concern in our neighborhood that the property would be purchased by a developer and multiple dwellings would be placed on the property.

Prior to purchase as neighbors, we were assured the property was being purchased by a couple and one of them was an architect and they loved the architecture of the house – the interior arches and other characteristics. We were told they intended to maintain the original architecture of the dwelling and planned to add an office on the west side of the house. It was also stated they already had permits in place to begin repairs to the home.

The property was purchased in February 2023 by Justin Riordan and Zach Bache. Looking at Justin's Instagram account, which is now private, he posted "Not sure we will live here that long but we are very much looking forward to revitalizing this gem."



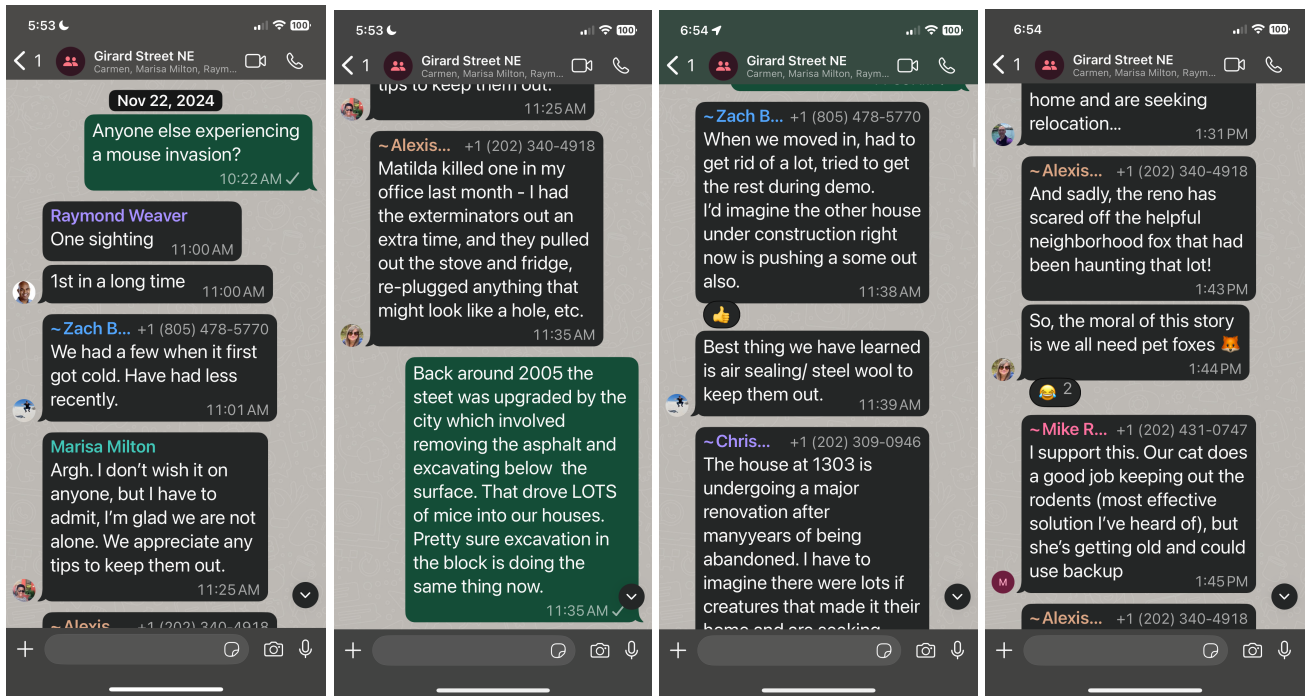
SOURCE: [https://www.instagram.com/p/Coa2PR2uGnk/?hl=en&img\\_index=2](https://www.instagram.com/p/Coa2PR2uGnk/?hl=en&img_index=2)

In the **Fall of 2023** construction began in the Northeast corner of the lot to build Accessory Dwelling Unit (ADU) which we were told was for "for an in-law" who was getting ready for retirement. By Spring 2024 the ADU it was ready for occupancy and Justin and Zach moved into it as construction was about to begin on the main dwelling at 1306 Girard.

During the **Summer and Fall of 2024** main house demolition and construction took place. By November 2024 the basement floor was excavated, and many neighbors experienced a major Mouse

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invasion which we chatted about in our neighborhood WhatsApp. Some expressed having to have exterminators come back out to readdress mice which they thought had been taken care of in the past.



**March 29, 2025** Justin and Zach began moving back to main house and by **May 2025** the “in-law” ADU had become a rental unit which currently has a tenant.

By **April 2025** - Application 21298 to subdivide the lot and build another house which they intend to sell.

As neighbors in the 1300 Block of Girard Street NE we have been in a state of construction in 2023, 2024 and 2025 with construction contractors, equipment and vehicles working at 1306 Girard and intermittently at 1303 Girard Street NE – which has been a much smaller scale project.

In May 2025 I attended the meeting of the newly formed ANC 5 Zoning Board which was scheduled to discuss Case Number 21298 the Application of Justin Riordan and Zach Bache. Upon joining the meeting other attendees and I discovered that Zach is a member of this zoning board. Another resident stated that it was a conflict of interest for him to be on this board which was then hearing their zoning application. I agreed.

During this meeting I stated my concerns about this zoning application which include:

- **Housing Density**
  - at purchase there was one (1) dwelling which neighbors were told was the plan for 1306 Girard
  - Now there is the main dwelling and a rental ADU
  - During the ANC hearing we found out that the ADU is larger than it should be for the lot size and a variance is also being sought for that unit.

- This application is to subdivide a lot that historically has had one dwelling, now has 2 and at division will have another single-family dwelling which could then have its own ADU.
- And while we have gotten past the time when parking was an issue on this block adding one or two dwellings on that lot which do not have space for off street parking can return us to the parking issues of the past.
- **More Construction Traffic**
  - during the previous two projects we endured months of construction equipment
  - construction site noise
  - dumpsters moving in and out of the driveway, and;
  - the erosion control and sediment control barrier was often either not in place or was flattened by construction vehicles or other activity completely defeating its purpose and resulting in dirt and sediment washing out into the roadway
- **Rodents and wildlife impacts**
  - Excavation results in ecosystem eradication.
  - This ecosystem here includes the existence of mice, rats, foxes, racoon, possums and other animals.
  - With past projects neighbors were concern about the ecosystem disturbance and no longer seeing the neighborhood fox which hunts mice and other rodents.
  - Since the end of their construction there have been numerous fox sightings.
  - If this project goes forward the ecosystem will once again be disrupted and mice will invade again as they did when the street was upgraded in 2004 and during their previous construction projects
- **Developer mindset**
  - What we were told vs. what has happened are very different scenarios
    - Content purchasers with a mindset to upgrade the dwelling they purchased vs. developers with capital seeking rezoning of the lot to convert from one dwelling to one dwelling with an oversized rental ADU and a separate lot with a main dwelling unit with the potential of its own ADU.
    - a plan to construct an office on the west side vs. an application to subdivide the west side for the construction of a new two-story dwelling with a cellar/basement.
    - Construction of an ADU for a retiring in-law vs. an ADU rental unit
    - Developers are well known for sharing a different plan with communities than their actual intentions and project outcomes.
  - We were told we were getting new neighbors who intended to maintain the current state of the property at 1306 Girard Street NE instead the dwelling was completely gutted, and the interior architecture and number dwellings has changed.
  - We now have 2 dwellings plus an application to divide the lot and add another home with the potential of a 4<sup>th</sup> dwelling on this property
  - The new unit is not being proposed to provide affordable housing or anything of that sort – their plan is to construct and sell a market rate home which as this point is at least \$1 Million.
  - Justin's February 2023 Instagram post was a clear foretelling of the actual intention to develop this large single dwelling lot into something else and they may or may not continue living at 1306 while the longtime residents contend with the impact of another construction project and its short- and long-term impacts.

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When I and other residents expressed our concerns to the ANC 5B Zoning Board the board addressed none of them and voted in support of this application.

As the neighbor directly across the street from this dwelling, I have a great number of concerns and I do not support this application to subdivide two existing record lots to create two new record lots, with an existing detached dwelling on one new lot and construct a new two-story detached principal dwelling on the other new lot in the R-1B zone at 1306 Girard Street, NE (Square 3958, Lots 8 & 9).

Thank you for your time, consideration and attention to this matter,

Vicki McGill  
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