
Written Statement for June 18, 2025 hearing on Application 21301 of the Church of the Pilgrims

From Paul Hoff <paul.hoff@foster.com>

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To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

 3 attachments (14 MB)

PXL_20250615_202916532.jpg; PXL_20250615_202902888.jpg; PXL_20250615_202848467.MP.jpg;

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June 16, 2025

Application No. 21301 of the Church of the Pilgrims
Written Statement of Paul and Ellen Hoff, 2228 Q Street N.W.

Board of Zoning Adjustment
441 4th Street N.W. Suite200/210-S
Washington, D.C. 20001

Dear Members of the Board of Zoning Adjustment:

The following written statement is submitted by Paul and Ellen Hoff for inclusion in the record of the public hearing scheduled for June 18, 2025 on the Application No. 21301 by the Church of the Pilgrims.

We are close neighbors of the Church of the Pilgrims ("Applicant") since we own, and have lived for many years in, our house at 2228 Q Street. As long as the Special Exception is conditioned as described below, we have no objection to permitting the Church of the Pilgrims to maintain on the property a child development center of the same size as currently authorized under a Special Exception.

We request that any grant of the application be conditioned on the Applicant first taking specific and effective steps to fix and maintain on an ongoing basis its dumpsters for trash so they no longer provide easy access to rats. Rats have gnawed large holes in the existing lids for at least 2 of its 3 large dumpsters on the north side of its property abutting Q Street, giving the rats easy access to the dumpsters. Please see the 3 attached pictures we took June 15, 2025.

In light of the serious rat problem existing in the Applicant's immediate vicinity and the Dupont Circle area generally, it is important the Applicant address the problem for the benefit of its immediate neighbors, as well as the safety and health of the children attending the center.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21301
EX-28

We are directly affected because our backyard abuts on the south the dog shaped alley that runs parallel to the back of the Applicant's property on two sides. No effective barrier prevents free movement of rats between the Applicant's dumpsters and our backyard by way of an adjoining walkway and the alley. A couple of summers ago we experienced horrendous conditions in our backyard due to an infestation of rats. We still have a significant problem with rats that requires regular visits by the exterminator. The problem can only be solved if everyone in the immediate area does its part. This is particularly true of the Applicant which is one of the major sources of trash that attracts rats.

We respectfully suggest that the Board condition issuance of the Special Exception on Applicant replacing the deficient dumpsters, and on the Applicant maintaining at all times dumpsters that are not accessible to rats.

Thank you for your consideration of this issue in your deliberations.

Paul and Ellen Hoff







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