

BY IZIS SUBMISSION

August 14, 2025

Government of the District of Columbia

Board of Zoning Adjustment

Re: Application No. 21343 of Carla Frank and Robert Flaherty;

3033 11th Street NW (Square 2851, Lot 138);

Virtual Public Meeting, Wednesday, September 17, 2025

Dear Board Members:

We are writing with respect to the above-referenced application for the construction of a rear addition to the dwelling located at 3033 11th Street, NW (the "Project"). The undersigned reside in two separate single-family units, and one commercial that comprise, respectively, 3001, 3002, and 3003 Williams Aly NW (the "Alley"). The Alley abuts the rear of the homes on the 3000 block of 11th Street, NW, including house number 3033, the location of the proposed Project.

We do not have any objection to the Project per se; however, we do have certain concerns, as set forth below, that should be addressed and considered during the meeting for the application for approval of the Project:

1. Maintenance/Abatement Measures: During the construction period, the Alley should be kept free of all construction materials, debris, paint, cement, trash, cans, etc., used in the construction of the Project. To mitigate run-off into the Alley, the Project should include appropriate abatement procedures, including barriers, that prevent construction materials and run-off/encroachment into the Alley. At the end of each working day, the contractor/construction company should clean up any debris or run-off in the Alley.

2. Alley Right of Way: The Project is located at the Irving Street entrance/exit to the Alley and is a public right of way of ingress/egress for pedestrians and automobiles alike, primarily used by the residents in the Alley and buildings abutting the Alley on 11th Street, NW, Columbia Rd, NW, Irving Street, NW, and Sherman Avenue NW, respectively.

3003 Williams Aly, NW, the commercial property, is located close to the Irving Street entrance/exit to the Alley and includes a private parking area. During the construction, no vehicles associated with the Project should be parked in the Alley, except briefly to load/unload construction materials as needed; however, at no time should any vehicle associated with construction of Project, block or impede ingress/egress to the Alley, and no vehicles should be parked in or blocking the parking area belonging to 3003.

3. Noise: the construction of the Project should only take place during the hours allowed in accordance with the law and regulations of the District of Columbia governing construction.

4. Upon Completion of the Project: the contractor/construction company should take all measures necessary to immediately clean and/or repair damage to the Alley brick surface, including, but not limited to, cleaning the brick in the Alley and restoring it to the same condition prior to construction.

Thank you for your consideration as part of the approval process for the Project.

If you have any questions or need additional information/comment, please contact the undersigned c/o Janice Moskowitz, moskostas2@gmail.com , 202-580-5231.

James Emlet, Robert Block, 3001 Williams Aly, NW

Janice Moskowitz, Keith Costas, 3002 Williams Aly, NW

Cranford & Associates, Judy Cranford, 3003 Williams Aly, NW

Submitted on 8/13/2025 by:

Janice Moskowitz

3002 Williams Aly NW, Washington, DC 20010

Board of Zoning Adjustment
District of Columbia
CASE NO. 21343
EXHIBIT NO. 18