

November 16, 2025

To the Government of the District of Columbia Board of Zoning Adjustment.

This is reference to application # 21373 of H D 438 Park Rd NW, LLC

This letter is in opposition to the request. (Special exception minimum vehicle parking & rear yard requirements.)

There are times when decisions are made well before the public can weigh in. Therefore, to me the meetings are just a formality to say you have done your due diligence in informing the public.

The 400 block of Park Rd, NW was a set of single family detach homes that are now being changed to apartment house or condos. What is the impact to the neighbors that have to constantly endure the lack of privacy when the structure is being extended to the property line? I will tell you what we have had to endure with a similar project/construction at 447 Park Rd, NW:

1. The noise is unbearable.
2. The parking in the neighborhood becomes a constant challenge.
3. The construction folks try hiding behind a wall to release bodily fluid.
4. The lack of public safety when using public space.
5. Not obtaining the proper permits to work or use public space until called out.
6. Not posting permit signs 72-hours in advance for the neighbors to be well informed.
7. Your property becomes unstable due to the digging toward the property line.
8. The constant raddling of your home.
9. Construction trucks driving down the road the wrong way.
10. The reduced sunlight will be impossible once the structure is completed.
11. The green spaces are becoming obsolete around the neighborhoods and city.
12. The workers using the no parking signs permits (construction staging area) to park their personal vehicles.
13. The water runoff with red dirt lining the sidewalk and roadway. Therefore, tracking mud into your home and vehicle.
14. The rodent issue seems to have morphed after the digging.
15. The worksite is a sight for sore eyes.

It has been stressed in previous meetings that DC's infrastructure is not that of the larger metropolitan cities. How can adding additional units to a single structure affect the system?

Board of Zoning Adjustment
District of Columbia
CASE NO. 21373
EXHIBIT NO. 25

Respectfully,

G. Palmer & C. Prince