

900 Block Shepherd St NW Neighborhood Petition

A call for 'right-sized' development of 932 Shepherd Street NW

We, the undersigned residents of the 900 Block of Shepherd St NW, respectfully submit this petition to the Advisory Neighborhood Commission (ANC) 4C & DC Board of Zoning Adjustment (BZA). We are writing to express our concerns about the proposed development of 932 Shepherd St NW from a single-family row house to a 3-unit apartment house. We do NOT believe that the developer's request for special exemption is in harmony with the intent of the zoning regulations and will adversely affect neighboring properties and the community.

Special Exemptions

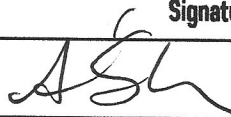
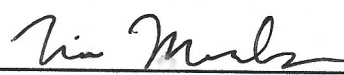
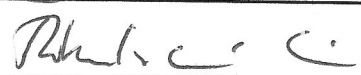
- 3-Unit Conversion - Our block of Shepherd Street is zoned as RF-1. Even those that have been converted to condos have stayed within this zoning regulation, with a maximum of 2 units. The developer is requesting a 3-unit exemption, this triples the density of the property. The developer has also proposed an additional auxiliary dwelling unit built in the back of the property (which appears to have plans for a bathroom and kitchen).
- 19.5-ft Build Back - Zoning regulation allows for a maximum 10-ft rear addition. The developer is requesting a special exemption to double that. The proposed plan also calls for a three-story deck and staircases further extending build back an additional 12 - 24 feet.

Additional Neighborhood Concerns

- Proposed complete removal of front façade and modern design (Breaks up the architectural features of the block)
- Solar Panel Shading (The addition of a third story & roof top deck will shade 930s solar panels)
- Grey Water Drainage & Run Off (Historic stream, dense impermeable clay soil & high-water table affects neighbors adversely)
- Developers safety history (Dec 23, 2024 fatal building collapse of 1111-1113 V Street NW)
- Parking (Evening street parking is already very tight, tripling density exacerbates this situation)

As neighbors, we welcome the potential new neighbors at 932 Shepherd St NW, but we are concerned with the undue effects that this proposed project would have on our block - and more broadly our immediate community. We urge the Commissioners and Board Members to reject the special exemptions requested by the developer and to work with the community to ensure that the project moves ahead in harmony with current zoning regulations and 'right-sized' development.

Signatures:

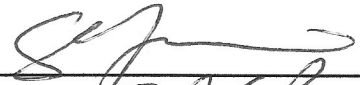
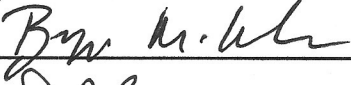
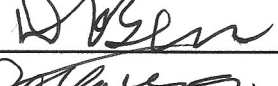
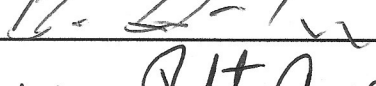
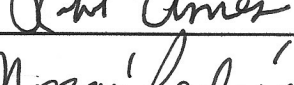
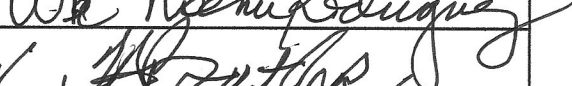
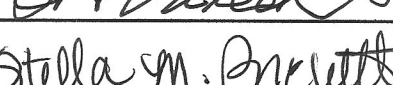
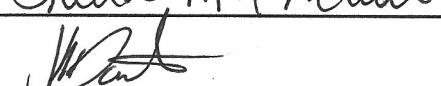
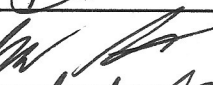
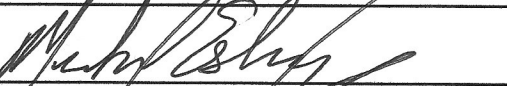
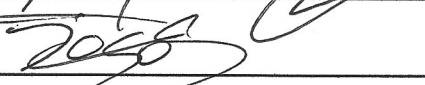
Name	Address	Signature
Anthony Smith	934 SHEPHERD ST NW	
Nick Morales	938 Shepherd St. NW	
Katherine Lamm	930 Shepherd St NW	
Adriana Kirby	926 Shepherd St NW	
Rebecca Sturtevant	930 Shepherd St NW	
ROBERT GRBIE	917 SHEPHERD ST. NW	

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Continued Signatures:

Name	Address	Signature
Vineetha Thekkel	919 Shepherd St NW	
Sofia Elia	921 Shepherd St NW	
Bernard Saff	921 Shepherd St NW	
Jonathan Teets	927 Shepherd St NW	
Bryan Welch	927 Shepherd St NW	
Deloris Ben	933 Shepherd St NW	
Carla Young	935 Shepherd St.	
Renato Barreto	944 CHOPIN Dr	
Robert Ames	942 Shepherd St NW	
Noemi Rodriguez	942 Shepherd St NW	
Terri Butler	958 Shepherd St NW	
Stella M. Brackett	962 Shepherd St NW	
Kimberly Darter	934 Shepherd St NW	
Jason Struss	960 Shepherd St NW	
Michael Estene	954 Shepherd St	
Dominic Iglesias	937 Shepherd St	

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Continued Signatures:

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