

**District of Columbia Board of Zoning Adjustment
BZA Case No. 21396**

Testimony Regarding 932 Shepherd St. NW (Square 2906, Lot 839)
Submitted by: Rebecca Sturtevant, 930 Shepherd St. NW

Good afternoon, BZA Chairperson, and Members of the Board,

My name is Rebecca Sturtevant and I live at 930 Shepherd St. NW, which shares a party wall with 932 Shepherd St. NW. As someone who has a shared party wall with 932 Shepherd St NW, I will experience impacts more significantly and uniquely than those that would be experienced by the general public or other nearby residents. The risks to shared structural conditions, construction access constraints, and direct privacy, air and light, and daily use impacts are specific to me as an adjoining property owner.

While I fully support a reasonable redevelopment of 932 Shepherd St that stays within the limits of a RF-1 zoning and within its matter-of-right, especially as in its current state its foundation is having an adverse impact on my property, the current proposal exceeds this limits and is incompatible and inconsistent with the characteristics of the block.

1124 Morse LLC is currently proposing a push back of 15 ft. instead of 10 ft, proposing to build a third story, which would adversely affect the light of my solar panels, three units, and an auxiliary building, which would also include living spaces.

In addition to my concerns around solar panels, I have further concerns that my light and air access, privacy, and daily use of property will be directly and uniquely affected by the requested zoning relief. I have additional concerns regarding structural integrity, which I'll provide additional details about a little later.

My neighbors and I also share concerns about the current plans as currently proposed, as it'll have a negative impact on me, my neighbors, and block as a whole (Exhibit submitted into the record by Tony Smith of 934 Shepherd St. NW). My neighbors at 934 Shepherd have further laid out the engagement that we've had with 1124 Morse LLC, privacy concerns, draining and grading concerns, along with applicant Ritesh Matta's history with other developments in DC, and the structural issues and engineer's report.

Foundation, Structural, and Safety Concerns from 930 Shepherd St.

932's structure and foundation is currently leaning toward 934 Shepherd, which is pulling on the structure of 930 and the rest of the houses connected in the row, which is causing issues where door frames and walls on the side of 932 are starting to pull away and create deep cracks across the first and second level on 930 Shepherd St.'s walls.



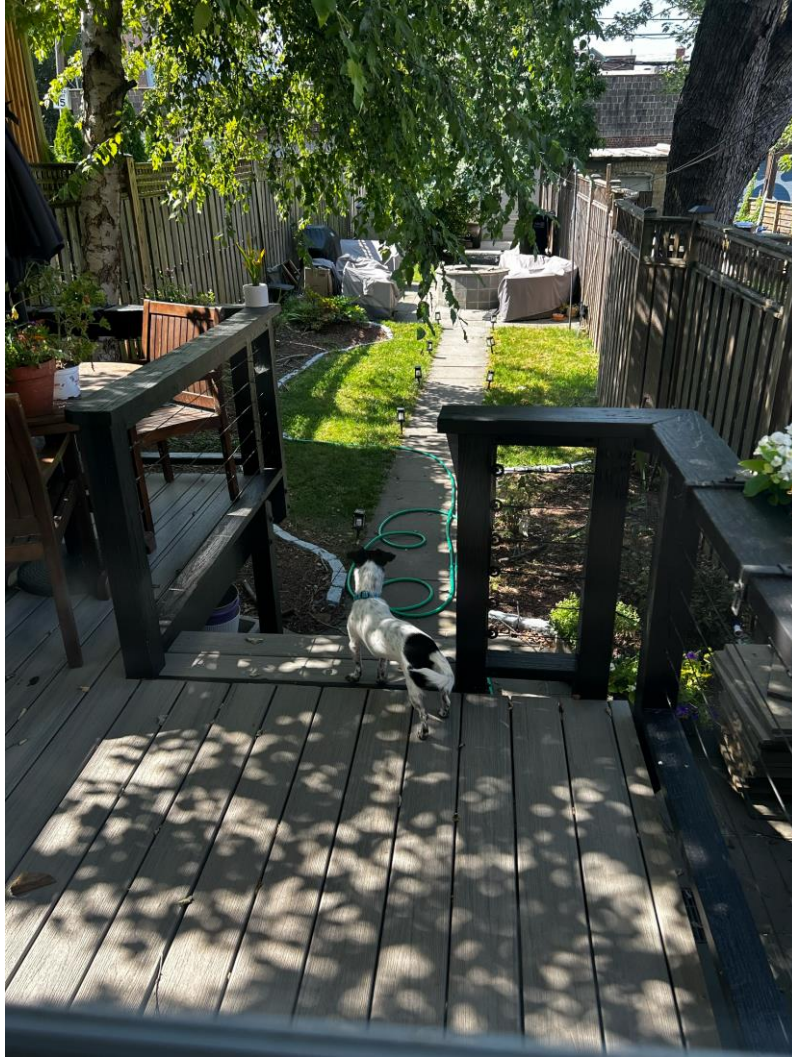
One example is in the corner of this wall on the side that attaches to 932 Shepherd St. NW pulling away

The Shadow Study Understates Real and Irreversible Impacts to Light and Air.

The latest proposal asserts that the difference between a 10-foot and a 15-foot rear addition amounts to “only a few feet of shade for an hour or two.” That conclusion is abstract and disconnected from how these yards are used.

Even incremental, permanent shading can materially affect landscaping, usability, and enjoyment of a yard. A wall 30 to 40 feet high, built directly on our property line, would be looming and oppressive to live next to. The standard the Board applies is not whether this impact is catastrophic. It is whether it is undue — and on this record, we believe it is.

The proposed increase in building mass will also reduce natural light and airflow to my property and block the light to existing solar panels. The windows on the auxiliary unit and the roof deck on the main building will create privacy intrusions into my rear living spaces and yard. The developer has also suggested removing the fence (which is not on his property – see opposition’s submitted boundary study) as part of his development, on the 930 Shepherd side.



Picture of backyard to show set up (pre-tree removal)

Solar Panels Highlight a Credibility Problem, not a Mitigation Success.

The Applicant's latest shade study, which was filed in May 2026, does now model the impact on the solar array at 930 Shepherd directly, and reports Spring, Summer, and Fall impacts under 5 percent. But the Winter Solstice result is reported as a 4.7 percent reduction while simultaneously being labeled as exceeding a 5 percent threshold — which cannot both be true, since 4.7 is less than 5. Winter is also the only season in which the study shows any additional shadow landing on 930 Shepherd's roof. We'd ask that this be clarified before the Board relies on it.

The Applicant has proposed setting back the third story in part to “mitigate concerns over new solar panels.” That framing skips over an important fact: the Applicant's original filings stated that no solar energy systems existed on any abutting property. That was incorrect. The adjacent

property at 930 Shepherd has a fully operational solar array, and its existence wasn't disclosed until neighbors raised it directly.

Mitigation offered only after an omission is exposed does not cure the underlying concern, particularly where solar access is something the Applicant should have accounted for from the start. It also means the Board should look carefully at the newest shade study's numbers — including the Winter Solstice inconsistency described above — rather than treating this analysis as a fully independent, disinterested account of the project's solar impact.

The applicant also states in their PowerPoint presentation that the permit for 930's solar panels were submitted of August 26 (which was "unknown to the applicant at the time") but fails to account for when the contact with Solar Solutions was signed (May 29, 2025 – contact was submitted into the record) prior to the applicant purchasing 932. The solar panels were also installed prior to the applicant submitting their initial application to the Board (September 15, 2025), which was submitted on September 19, 2025.

Docusign Envelope ID: 416F3CE2-17AE-48BD-84BB-7705204995DB



RESIDENTIAL SOLAR SYSTEM LEASE AGREEMENT

(Home Improvement Contract)

Transaction Date:	5/29/2025	System Size (kW):	6.48
Date of Customer Signature:	5/29/2025	First Year Estimated Performance (kWh):	7190
Monthly Payment:	\$ 0.00	Guarantee Rate (per kWh):	\$ 0.00
Birthday (dd/mm/yyyy)	01/12/1988		

Customer Name(s):	Rebecca Sturtevant	Phone:	(802) 598-6445
		E-Mail:	rasturtevant@gmail.com
Customer Mailing Address:	930 Shepherd St NW, Washington, DC 20011, USA	Property Address:	930 Shepherd St NW, Washington, DC 20011, USA

Top of signed and executed contract with Solar Solutions for panel agreement and instillation



Solar Solution  <notifications@calendly.com> [Unsubscribe](#)
to me ▾

 Fri, Sep 12, 2025, 10:48 AM    



Hi Rebecca Sturtevant,

Your solar installation with Solar Solution on Monday, September 15, 2025 is scheduled.

- Our install crew should arrive on site between 8am and 9am.
- Someone must be home during the install period to allow access to the electric panel.
- The typical install is concluded in the same day.

Confirmation of solar panel installation

Conclusion

With all of this in mind, and accounting for the petition signed by the majority of neighbors on the block (Exhibit submitted by Tony Smith at 934 Shepherd St), I respectfully urge the Board to give great weight to ANC 4C's unanimous recommendation and to deny the requested special exception relief.

Thank you for your time and consideration.

Rebecca Sturtevant