

Alida Yath
5028 Nebraska Avenue, NW, Washington, DC 20008

June 29, 2026

DC Board of Zoning Adjustment
D.C. Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001
Via IZIS and bzasubmissions@dc.gov

Re: Opposition to BZA Case No. 21404 — 512 Taylor, LLC, 5034 Nebraska Avenue, NW (Square 1879, Lot 30)

Dear Chairperson and Members of the Board:

I am writing to express my strong opposition to the proposed addition to the property at 5034 Nebraska Ave NW. I live just two houses away at 5028 Nebraska. In 2002, I bought my 1939 home, which is a classic example of our block's architectural character. I respectfully request that the Commission deny this application in its current form.

Architectural Integrity & Community Character

Our block is a cohesive, two-story village defined by continuous front and rear gardens. Replacing one of these structures with a massive three-story addition completely shatters that visual continuity. Our block's architectural integrity relies on these harmonious height limits. Granting an exception for a three-story project, plus a roof deck blatantly violates these guidelines and sets a dangerous precedent for unchecked overdevelopment that harms collective property values.

Impact on Neighbors & Daily Life

A large structure built so close to my home raises serious concerns. It will block essential air circulation and sunlight, negatively impact my plants, destroy my privacy, and create an oppressive feeling of enclosure. My garden—with its fountain, fruit trees, and flowers—is a sanctuary. I also created a public garden in the alley for everyone to enjoy. Yet, my most rewarding moments are with my five-year-old neighbor. She helps me plant seeds, knows when to pick raspberries, and loves to feed the plants. On summer evenings, her eyes light up when I hand her fireflies. The shared tranquility and quality of life we enjoy will be robbed if this development proposal is approved.

Specific Objections & Hazards

This development proposal breaks the harmonious two-story guidelines and will cause the following adverse impacts:

- **Parking Deficit:** The plan to provide only one parking space is unrealistic and will lead to significant overflow onto local streets.

- **Congestion and Safety:** The neighborhood relies on the rear alley for daily vehicle and bike access. Anticipated overflow parking in or near the alleyway will create dangerous, continuous bottlenecks. This congestion poses an unacceptable hazard to children who play or bike in the alley.
- **Traffic and Pedestrian Hazards:** Subdividing the lot for multi-household construction will drastically increase vehicular volume on our narrow, local roads and will result in higher noise levels.
- **Inadequate Green Space:** The aggressive lot-splitting proposed eliminates necessary permeable surfaces and green space, which is entirely out of character with the surrounding neighborhood.

I enthusiastically welcome new families to our community, just as I was welcomed years ago. However, if this out-of-scale project is approved, it will set a harmful standard for other developers who show callous disregard for the neighborhoods they intend to degrade. For these reasons, I respectfully urge the Commission to deny this application.

Thank you for your consideration,

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