
Statement in Support of Application No. 21405

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To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

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Hello,

I am submitting a written statement in advance of the June 3, 2026 public hearing for BZA Application No. 21405 (IZIS stated that submissions were not being accepted).

I am the owner and an occupant of 526 Lamont St NW, Unit 5 (Lot 3046-2013) - one of the buildings directly adjacent to subject lot 3046-0808 and one of the other units with alley-only access in the square. I'm writing in support of the application and proposed variances and exceptions.

The current lot is vacant, fenced-in, grass-and-dirt space primarily used to store vehicles. Its appearance detracts from the neighborhood character, and vehicles driving in and out of the dirt lot frequently causes dirt and mud to track out onto the alley during inclement weather - dirt and mud which those of us in alley lots must walk through to get to the street.

Conversely, the proposed row houses would contribute to the character and community of the space, and would allow for more neighbors with alley-only access to help keep the alleys clean and join our community. The noise and traffic impact from two additional cars and two units with minimal outdoor space would be marginal, and there is generally easily available street parking on the surrounding blocks for any residual traffic increases. As an immediate neighbor, the proposed project would have no impact on my view, access to light, or other quality-of-life elements that may come from a new construction.

Contrary to concerns others have raised about the impacts on the neighborhood, as a resident of a unit without an open yard or parking space I and my many similarly-situated neighbors have had no trouble storing our belongings and preventing outflow into the streets. These developments do not "incrementally erode the character of the neighborhood" - the mixed-style development is part of the neighborhood's character. Further, having fewer parking spaces than potential occupants (like at my unit, which does not have an assigned parking space) further incentivizes the use and contributions to nearby green line and metro bus transit corridors, as well as walking through and patronizing nearby local businesses on the Georgia Avenue corridor. Even if the new occupants were to store some items outside, it would take concentrated effort for any residential building to detract from the neighborhood more than the current vacant lot.

In summary, I strongly support the development of lot 3046-0808 and Application 21405, and encourage the Board to expeditiously approve the requests.

Best,

Logan Arkema
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