

January 21, 2026

Board of Zoning Adjustment  
District of Columbia Department of Consumer and Regulatory Affairs  
1100 4th Street SW, Suite E200  
Washington, DC 20024

**Re: Opposition to Valley Vista Condo Association Application No. 21409 -- Request to Construct a Loading Berth**

Dear Members of the Board of Zoning Adjustment:

We are writing as neighbors and homeowners residing adjacent to the property subject to Application No. 21409 filed by the Valley Vista Condo Association ("VVCA"). We strongly oppose this application, as it would have significant negative impacts on the safety, quality of life, and residential character of our neighborhood.

The proposed loading berth is situated immediately adjacent to several single-family homes in our community, where families rely on the area for safe, quiet access and recreation. Transforming this area into a designated loading zone would introduce substantial safety hazards. Delivery trucks, moving vans, and other large vehicles would increase traffic in a confined space not designed for such use, heightening the risk of accidents involving property and pedestrians, particularly children. Because the other end of the alley includes a sharp turn, larger trucks must back out of the alley, increasing the risks.

Furthermore, the VVCA has already demonstrated a failure to adequately enforce existing rules regarding vehicle access and parking. For many years, the VVCA has instructed residents who are moving in or out to block the alley and allocated four-hour shifts for this purpose. Delivery and moving trucks frequently block the shared driveway for extended periods, creating serious safety concerns for neighboring residents, including restricted access for emergency vehicles and interruptions to trash and recycling collection. This pattern of management's enabling of alley and driveway blockages demonstrates VVCA's inability or unwillingness to take into account the impact on its neighbors—a troubling indicator of their capacity to manage any future loading berth operations responsibly. Approving this application would only exacerbate these problems, formalizing a space for even more intensive commercial-like activity in a predominantly residential area.

**Critically, the applicant has failed to demonstrate that it has conducted sufficient assessment, due diligence, or even a feasibility study to seek alternative and less obtrusive solutions** to its claimed loading needs. The Board should require evidence of the applicant's efforts to explore other options before formalizing what would become a permanent fixture in our residential neighborhood. Additionally, the requested relief does not meet the standard of being "impracticable" for the applicant; rather, it is merely "inconvenient." VVCA residents could apply for temporary street parking permits through the DC Department of Transportation, just as all other District residents do for similar needs. If the demand for parking permits is sufficient, the VVCA could apply for a loading zone on the street which is reserved for VVCA

during weekdays. A reserved space on Ashmead Place would provide access to the building through the alley or the side entrance.

If, notwithstanding the foregoing concerns, the Board elects to grant the requested relief, we respectfully urge that stringent, enforceable conditions be attached to any approval to protect adjacent properties and preserve the residential character of the area.

1. **Hours of operation:** Loading, unloading, and related truck movements shall be limited to weekdays (Monday through Friday) between 9:00 a.m. and 5:00 p.m. only, with no loading or unloading permitted in the evenings, on weekends, or on District holidays.
2. **Vehicle size, type, and dimensions:** Use of the loading berth shall be restricted to small delivery vehicles and moving trucks not exceeding fourteen (14) feet in length, maximum width of eight (8) feet (the typical width for vehicles of this class), and an appropriate gross vehicle weight (e.g., 10,000 pounds), with tractor-trailers, semi-trailers, large box trucks, and similar heavy commercial vehicles expressly prohibited from utilizing the berth.
3. **Prohibited uses - no commercial deliveries:** The loading berth shall not be used for delivery purposes, including but not limited to e-commerce deliveries (e.g., Amazon), daily package deliveries, or similar commercial delivery services. Use shall be limited exclusively to resident moves and building maintenance activities.
4. **Idling, noise, and lighting controls:** Vehicles utilizing the loading berth shall be prohibited from engine idling except as minimally necessary for active loading or unloading and, in all events, must comply with applicable District anti-idling and noise regulations, so as to minimize fumes and noise impacts on nearby residences.
5. **24-hour monitoring and compliance verification:** VVCA shall assign a qualified representative to monitor the loading berth to ensure compliance with all imposed conditions. This monitor shall have authority to immediately halt any loading operation that violates the imposed conditions, and shall maintain contemporaneous records of all loading activities, including the date, time, duration, vehicle type, and any violations or incidents.
6. **Physical protection, repair, and site management:** Prior to the commencement of any loading operations, VVCA shall install and maintain appropriate curbing, wheel stops, or bollards to prevent vehicles from mounting the lawn or encroaching into landscaped or pedestrian areas. Clear, conspicuous signage shall be installed to identify loading hours, vehicle size limits, "No Unauthorized Parking," "No Idling," and "No Commercial Deliveries" requirements, and operation of the loading berth shall not at any time be permitted to block, obstruct, or unreasonably delay access to the shared driveway or adjacent residential properties, nor allow trucks to queue or stage in a manner that would impede emergency vehicle access.
7. **Operational management and records:** VVCA shall designate a property manager or association representative as the responsible point of contact for neighbors and District

agencies, provide current contact information to adjacent residents, and promptly respond to complaints related to loading operations. VVCA shall maintain a contemporaneous log of all loading activities, including the date, time, duration, vehicle type, and any violations or complaints, and shall make such records available to District officials and affected neighbors upon reasonable request.

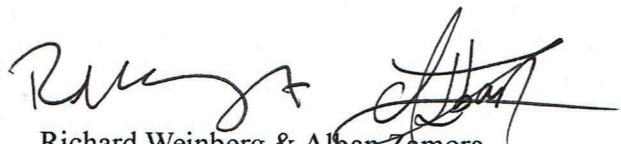
8. **Monitoring, enforcement, and review:** The Board's approval shall provide that if three (3) or more substantiated complaints related to loading operations are filed with District agencies within any rolling twelve (12)-month period, the special exception will be scheduled for review, at which time the Board may modify or revoke the approval if it finds that the use is causing adverse impacts inconsistent with the zoning regulations. Any material non-compliance with imposed conditions will be grounds for enforcement action, including fines or revocation of the special exception under applicable District zoning and enforcement provisions.

In light of these concerns, we urge the Board to deny Application No. 21409. Thank you for considering our opposition. We are available to provide additional information or testify at any hearing on this matter.

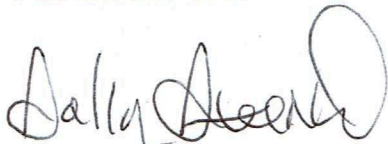
Sincerely,  
Concerned Neighbors of Ashmead Place NW  
Washington, DC 20009



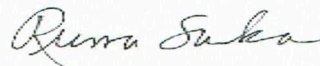
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