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January 26, 2026

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

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

Dear Members of the Board of Zoning Adjustment:

I am writing as a neighbor and a homeowner residing adjacent to the property subject to Application No. 21409 filed by the Valley Vista Condo Association ("VVCA"). This application seeks approval to construct a loading berth in an area that is currently more akin to a shared driveway serving multiple residential homes.

My home is located at 2316 Ashmead Place, NW, directly opposite the proposed loading dock, and I will be materially and irrevocably affected if this proposal is accepted as submitted. Based on VVCA's conduct during my 20+ years of living in my home, I have no doubt that my exit (and entrance) will persistently be blocked by VVCA's employees and contractors. Moreover, the time to receive a response from VVCA and the actual removal of the obstructing truck, car or other vehicles will cause lengthy delays that will impede upon my ability to move quickly to attend appointments or other pressing matters. As I will be directly affected by this proposal, I strongly oppose this application as it would have significant negative impacts on the safety, quality of life, and residential character of my home, perhaps even substantially decreasing its market value, and it will also negatively and permanently impact my neighborhood.

I have joined in with the Opposition dated January 21, 2026, to this same proposal that was filed by my adjoining friends and neighbors who use the same alley so that we may provide a united front. However, as I will be most directly affected, I strongly urge the Board of Zoning Adjustment (BZA) grant this Opposition and direct that the preliminary actions requested by me and my neighbors be undertaken by VVCA before its Application No. 21409 is granted. Accordingly, two remedies are being requested, as set forth below.

- (1) There is no evidence that VVCA has conducted any other or sufficient assessments, due diligence, or even a feasibility study to seek alternative and less obtrusive solutions to its claimed loading needs. This is incompatible with the zoning intent to protect residential neighborhoods from such intrusions, and it would set a troubling precedent for further encroachments on our community's livability.

Remedy: The Board should require evidence of VVCA's efforts to explore other options before formalizing what would become a permanent fixture in my residential neighborhood.

(2) Further, DC applicants/residents seeking zoning permits from the DC Board of Zoning Adjustment (BZA) such as variances or special exceptions, as in this case, must meet a standard of proof that demonstrates how their project meets specific criteria in the DC Zoning Regulations (Subtitle X), and proving it won't harm the public good or zoning intent by submitting, for example, detailed statements, plans, and testimony demonstrating compliance, especially for cases. There is no evidence that VVCA looked at other, less intrusive alternate arrangements to accomplish the same objective.

Specifically, Title 11 DC Municipal Regulations and Register (DCMR)(2016), Subtitle X, § 901.2(b) provides that the BZA may grant a special exception as long as it:

“[w]ill not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps,’ (emphasis supplied), and under § 901.3 that:

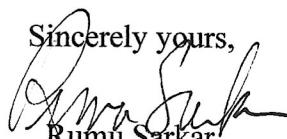
“[t]he applicant for a special exception shall have the full burden to prove no undue adverse impact and shall demonstrate such through evidence in the public record. If no evidence is presented in opposition to the case, the applicant shall not be relieved of this responsibility.”’ (Emphasis supplied.)

Remedy: In light of the fact that VVCA has not met this burden, and its proposal will severely disrupt our neighborhood, substantively and irrevocably encroach on and interfere with our rights to the quiet enjoyment of our properties (see e.g., DC Code § 42–606), the BZA should direct and order VVCA to meet its legally mandated full burden of proof that its proposal for a special exception will *NOT* tend to adversely affect the use of neighboring property. And further, that VVCA’s application will be denied until this full burden of proof is provided to the satisfaction of the BZA.

In light of these concerns, I urge the Board to deny Application No. 21409. The proposed loading berth would unduly burden me and my adjacent neighbors, compromise child safety, and degrade the residential nature of the area without providing any offsetting benefits to the community. The applicant's demonstrated inability to enforce existing rules regarding driveway access and its failure to explore reasonable alternatives make approval particularly inappropriate.

Thank you for considering this Opposition.

Sincerely yours,



Rumu Sarkar

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