



Travis R. Swanson
Advisory Neighborhood
Commissioner, 7B03



July 8, 2026

District of Columbia Board of Zoning Adjustment

441 4th Street, NW Suite 210 South

Washington, DC 20001

Re: BZA Application No. 21419, 4101 Alabama Avenue, SE Request for Vehicle Towing and Storage Use

Dear Members of the Board:

My name is Travis Swanson, and I serve as Chair of Advisory Neighborhood Commission 7B. I am writing to convey the strong opposition expressed by commissioners and residents of ANC 7B to Case No. 21419, an application by PMG Mid Atlantic, LLC to establish a vehicle towing and storage lot at 4101 Alabama Avenue SE. The site is located in the Fort Davis community within ANC 7B. Given the timing of this hearing, ANC 7B has not yet had the opportunity to vote on a formal resolution, and the Commission intends to take up this matter at its next scheduled public meeting.

Over the course of the Commission's review, ANC 7B has received substantial testimony and written comments from residents living immediately adjacent to the proposed use. Accompanying this submission is a petition signed by approximately 77 residents of ANC 7B07 and ANC 7B08, nearly all of whom reside in the immediate neighborhood surrounding the proposed facility. To the Commission's knowledge, no neighboring resident has appeared before ANC 7B or the Board in support of this application.

The Commission's review has included resident testimony, written statements, photographs, petitions, neighborhood observations, and legal analysis submitted by residents. Collectively, those materials raise significant concerns regarding the compatibility of the proposed use with the surrounding residential community.

Residents consistently describe longstanding concerns involving commercial vehicles parked on and around the property, deteriorating site conditions, trash accumulation, rodent activity, overgrown vegetation, excessive noise, lighting, and the visual impact of large tow trucks and disabled vehicles located immediately adjacent to residential homes. Residents also expressed concern that the towing operation has functioned before receiving the approvals now being requested. The

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testimony further describes homes located in close proximity to the proposed use, with some residences directly adjoining the property and others located immediately across Alabama Avenue.

The Commission is also aware of legal questions raised by residents concerning the applicability of the requested special exception and whether the proposed towing and storage operation constitutes a use distinct from the existing gasoline service station. The written analysis submitted by resident attorney Laura Richards identifies issues concerning the Zoning Regulations governing gasoline service stations, repair garages, and towing operations that the Board should carefully consider in reaching its decision.

Residents have likewise questioned documentation submitted in support of the application, including the validity of certain signatures. Several residents have asserted that some individuals identified as supporters are deceased, including persons who, according to residents, have been deceased for several years. While the Commission makes no independent finding on those allegations, we respectfully request that the Board carefully review the reliability of all materials contained in the record.

The procedural history also merits consideration. The application was filed on February 3, 2025, but was not transmitted to ANC 7B until December 4, 2025. The proposal was first presented to the community on February 19, 2026. ANC 7B subsequently scheduled the matter on a second meeting agenda to provide the applicant an additional opportunity to address Commissioners and neighborhood residents. The applicant and/or the applicant's representatives did not appear for that meeting. Since then, the matter has been delayed through multiple continuances before the Board.

Finally, the Commission understands that Christopher Ford is the applicant and lessee seeking approval for the proposed towing operation, while PMG Mid Atlantic, LLC owns the property. The adjoining BP gasoline station is separately operated as a franchise and is not owned by BP. These are distinct commercial operations and should be evaluated accordingly.

The residents living closest to this property have spoken with remarkable consistency throughout this process. The accompanying petition, together with the testimony and evidence already before the Board, reflects overwhelming opposition from those who will experience the greatest impacts if the application is approved.

Accordingly, ANC 7B respectfully requests that the Board deny Application No. 21419.

Respectfully,

A handwritten signature in black ink, appearing to read "Travis R. Swanson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Travis R. Swanson
Commissioner, SMD 7B03
Chairperson, ANC 7B