
Opposition to Proposed Plan for 1908 Irving Street NE (Case No. 21439)

From Felicia Barber <feliciabarber48@yahoo.com>

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

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Good morning,

Re: Opposition to Proposed Plan for 1908 Irving Street NE

Dear Members of the Board of Zoning Adjustment:

I am writing to respectfully oppose the current proposed plan for 1908 Irving Street NE. As a neighboring resident and property owner, I have serious concerns that the proposed project is not in harmony with the general purpose and intent of the zoning relief process, particularly where that process should support housing that is livable, compatible with the surrounding neighborhood, and responsive to the needs of families and long-term residents.

I humbly ask that you consider that while the project may be permissible due to a code, and profitable to the applicant, it may not be justifiable, beneficial, or sustainable for this current community and long-time residents. The current proposal appears to prioritize density over quality of life. Based on the proposed layout and design, I am concerned that the rooms do not provide sufficient quality livable space for residents. Adequate room size, access to functional kitchen facilities, usable common areas, and meaningful outdoor space are essential components of housing that can genuinely serve families and residents. A project that lacks these basic qualities risks creating substandard living conditions rather than contributing positively to the community.

I am also concerned that the proposed plan will adversely affect neighboring properties. The scale, intensity, and likely use of the project could place additional burdens on adjacent homes and residents, including impacts on privacy, noise, trash management, and the overall residential character of the block. The surrounding neighborhood should not be required to absorb impacts that have not been adequately addressed or mitigated by the applicant.

In addition, the proposal would likely worsen existing neighborhood challenges related to parking, littering, and rodents. Parking is already strained in the area, and adding more residents or units without sufficient mitigation will further burden nearby streets. Likewise, increased occupancy without a clear and enforceable plan for trash storage, collection, and maintenance may exacerbate litter and rodent activity, which are already serious concerns for nearby residents.

For these reasons, I respectfully request that the Board deny the current proposed plan for 1908 Irving Street NE, or, at minimum, require substantial revisions before any approval is considered. Any revised proposal should demonstrate that it provides safe, functional, and livable housing; includes adequate kitchen, room, and outdoor space; protects neighboring properties from adverse impacts; and includes enforceable measures to address parking, trash, litter, and rodent control.

Thank you for considering my concerns and for your attention to the impact this proposal would have on surrounding residents and properties.

I also want to add that the ANC did not adequately support or communicate with the community. **Commissioner Maya Vizvary was calling for a vote of support without a SMD or any type of communication. This was called out at the April or May 2026 meeting. Please do not approve this current project to pass the negatively impacted burdens to the next agency and the already strained residents.**

Commissioner Maya
called out at the April
or May 2026 meeting
CASE NO. 21439
EXHIBIT NO. 38

Respectfully submitted,

Felicia Abney-Barber.