

Opposition to Zoning Adjustment Application No. 21475

From: Jesse (jp_zip@yahoo.com)

To: 6a06@anc.dc.gov; 6a04@anc.dc.gov

Date: Wednesday, May 20, 2026 at 01:11 PM EDT

Dear Amber,

I'm writing to you in the absence of a Commissioner for 6A06, I'm writing to you to express my deep opposition to Application No. 21475 for Zoning Adjustment. This is a request for 1226 F St NE, for exception to the rear yard requirements, as well as lot occupancy requirement.

I have lived down the block from this property for 8 years with my wife and kids. In that time, I have regularly witnessed extremely poor management of the property. This includes regular emergency calls, reportedly due to overdoses; frequent trash deposited on the sidewalks and surrounding public area (there is currently a registered but abandoned car left by a tenant, with rats coming/going); regular movement of impaired people to/from the property; blocking the sidewalk with rental bikes and scooters; frequent noise and domestic disturbances; and groups of young men gathered outside smoking marijuana and intimidating passersby.

Given the lack of appropriate property management conducted by the owner, and the impact on our area of the neighborhood and quality of life, the owner should *not* be provided EXCEPTIONS to city code in order to make changes which would only EXACERBATE the observed issues.

I have signed up to testify at the board hearing on Sept 2. I'm sharing the above info to ensure that the ANC is aware of the issues with this property and my opposition to granting exceptions to delinquent property owners. Please share it with colleagues as appropriate.

I am happy to discuss this further at any time. Kind regards,

Jesse Pleger

Board of Zoning Adjustment
District of Columbia
CASE NO. 21475
EXHIBIT NO. 20