Letter of Opposition: BZA Special Exception Application

Date: October 5, 2026

To:
District of Columbia Board of Zoning Adjustment (BZA)
441 4th Street, NW, Suite 200S
Washington, DC 20001
dcoz.dc.gov

Advisory Neighborhood Commission (ANC) 7C Commissioners
Deanwood / Ward 7C04/7C
Washington, DC

Subject: Formal Petition of Opposition to the Special Exception Request for 5073 Sheriff Road NE Expansion (Square 5176)

To the Members of the Board of Zoning Adjustment and ANC 7C Commissioners:

We, the undersigned residents, homeowners, and stakeholders of Square 5176 and the surrounding Deanwood neighborhood, write to express our collective and resolute opposition to the requested **Special Exception** for the property expansion at **5073 Sheriff Road NE**.

Under District of Columbia Municipal Regulations (11 DCMR), a special exception must not cause a substantial detriment to the public good or be inconsistent with the zone's intent. The proposed massive expansion of 5073 Sheriff Road NE fails to meet the burden of proof required by the DC Office of Zoning. The project introduces adverse zoning impacts that directly threaten the quality of life, architectural harmony, and safety of our community.

Our core zoning objections are detailed below:

1. Severe Adverse Impact on Shared Square 5176

- **Excessive Lot Occupancy:** The footprint of this expansion exceeds the structural thresholds established for residential properties in this square. It restricts green space and strains the natural absorption of the ground.

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- **Stormwater and Drainage Risks:** The rapid escalation of hardscape surface area directly affects the adjacent properties sharing Square 5176. It threatens nearby homes with severe water runoff issues and structural flooding vulnerabilities.

2. Direct Harm to Homes Within 200 Feet

- **Light, Privacy, and Airflow Obstruction:** The proposed building height and rear extension will aggressively block natural light and airflow to immediate neighbors. It compromises the privacy of surrounding yards and adjacent windows.
- **Semi-Detached Structural Integrity:** 5073 Sheriff Road NE sits within a row of closely knit single-family homes. The physical scale of this expansion alters the shared structural balance. It risks settling or foundational stress on immediate neighbors, which can cause a cascading domino effect.

3. Neighborhood-Wide Detriments to Deanwood

- **Erosion of Residential Character:** The local zoning framework is specifically meant to protect low-density residential spaces from the encroachment of disproportionately dense building formats. This expansion operates as a in fact high-density development project that sets a damaging precedent.
- **Traffic Congestion and Parking Deficits:** Sheriff Road NE is a critical thoroughfare that already handles dense traffic. The expansion will inevitably increase vehicles, intensify parking deficits along the block, and create dangerous bottlenecks near active neighborhood intersections.

Conclusion and Request for Relief

The scale of the requested expansion is incompatible with the physical footprint and character of Square 5176. It creates clear hardships for the homeowners living within the 200-foot notice radius. We urgently request that the **ANC 7C Commissioners** officially vote to oppose this application. We also ask that the **Board of Zoning Adjustment** deny the Special Exception to protect our community.

Thank you for your consideration of this petition.

Printed Name	Signature	Full Address	Date
Fayette Vaughn Lee	Fayette Vaughn Lee	5085 Sheriff Rd	10/6/26
Sandra Dargan		5083 Sheriff Rd NE	10/6/26
Shanelle Swinton		5024 Sheriff Road NE	10/6/26
Yvette Wilson		5060 Just St NE	10-19-26
Joan Burrell	Joan Burrell	5066 Just St. NE	10/19/26
Sherry Andrews		5087 Sheriff Rd. NE	10/26/2026
Bronya Crawford	B. Crawford	5075 Sheriff Rd NE WDC 20019	10/1/2026