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November 9, 2026

Via IZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Prehearing Submission - BZA Case No. 21522 – 5073 Sheriff Road, NE

Dear Members of the Board:

On behalf of the Applicant, we submit the following materials. None of these materials change the plans or the special exception relief requested. We are also providing an update on community outreach and discussions with ANC 7C and the Deanwood Citizens Association. We also respond to the two statements filed by the owner of 5075 Sheriff Road NE, the unattached neighbor. The attached neighbor is supportive.

1. Shadow Study;
2. Updated self-certification noting the existing lower level is an existing cellar;
3. Construction Management Agreement offered to the owner of 5075 Sheriff Road NE;
4. Photographs of similar buildings and designs in the area, on Sheriff Road and Just Street;
5. Illustration of the matter-of-right building envelope that could be built without relief; and
6. Response to the November 8, 2026, statements of the owner of 5075 Sheriff Road NE.

Shadow Study.

The study models the rear addition at 9:00 am, 12:00 pm, 3:00 pm and 5:00 pm on the equinoxes and solstices, marking the existing rear wall, the 10-foot depth permitted without relief, and the end of the proposed addition. The shade study also shows the angle of the sun for ease of reference. Because of the orientation of the homes, morning shadows fall west toward the attached home at 5071, whose owners support the application, and midday shadows fall on the Applicants' own home. The added shadow from the portion beyond 10 feet reaches toward 5075 only in mid- to late-afternoon hours in spring and fall, across a side yard roughly 15-16 feet wide that is already shaded by a mature tree, fencing and window awnings, as demonstrated by photographs included at the end of the shade study.

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In summer, the high sun keeps the shadow close to the addition's own footprint. In winter, the surrounding rear yards are already largely in shadow from existing homes, and the sun has set by 5:00 pm.

Updated Self-Certification.

The updated self-certification clarifies that the home's lower level is a cellar. It holds laundry and utility space and is not part of the proposed work. This is a labeling clarification only.

Construction Management Agreement.

In response to concerns raised by the owner of 5075 at the September 24 ANC meeting, the Applicants prepared a CMA and sent it to her and to the ANC 7C commissioners on October 7. It provides for no underpinning, a documented pre-construction inspection, limited work hours (weekdays 7:00 am to 7:00 pm, Saturdays 8:00 am to 5:00 pm), and direct communication with the Applicants throughout construction. The owner of 5075 declined the CMA on November 8. The CMA was offered voluntarily and at the ANC's request. It is not a condition of the relief requested, and the Applicants' request does not depend on it. The owner's statement is addressed below.

Similar Buildings and Designs in the Area

At the ANC's request, the Applicants documented existing buildings or designs at 5077, 5083, 5085, 5087, 5091 and 5147 Sheriff Road NE and at 5070, 5081, 5085, 5097 and 5103 Just Street NE. They show that similar rear and upper-story extensions past an original footprint are an established feature of the semi-detached homes in this area. These photographs also include similar second floor only extensions at 5083 and 5085 Sheriff Road NE, on the same block as the subject property, which sit on columns with open space below. The photographs also depict the Applicants' home and the neighboring properties, showing the foliage and fencing at the attached home at 5071, and the mature tree, fencing and window awnings that already shade the side yard between the unattached home at 5075 Sheriff Road NE.

Community Outreach.

The Applicants first presented at the ANC 7C executive meeting on September 24, where commissioners asked for a construction management agreement, a shadow study and examples of similar buildings and designs. The Applicants delivered all three, and on October 29 presented again to the ANC 7C Executive Committee. Following the Committee meeting, it was placed on

the agenda for the ANC's full meeting on November 12, 2026.

Letters of support are in the record from 5071 Sheriff Road NE, the only attached neighbor and the home against which the relief is measured, and from 5077 and 5079 Sheriff Road NE—5077 is the semi-detached home attached to 5075.

Response to the Statements of the Owner of 5075 Sheriff Road NE.

The Applicants have great respect for Ms. Crawford, who has lived at 5075 Sheriff Road NE for 23 years, and they appreciate her acknowledgment that she understands the family's need for more space. They offered the Construction Management Agreement in good faith and remain willing to meet with her at any time. They respond here only to correct statements in her filings that do not match the plans or the relief requested, so that the Board has an accurate record. The Applicants also note, respectfully, that her second statement places the phrase "growing family" in quotation marks. The need is not a figure of speech. The Applicants' three young children currently share one bedroom in a home of about 1,200 square feet, and a fourth child is due in mid-November. Mr. and Mrs. Shorter have lived in the neighborhood since 2017. Their children attend school in the neighborhood, and the family enjoys walking or biking them there. The Applicants are asking for a modest amount of additional space, well under what the Regulations allow as a matter of right, so that the family can remain in Deanwood without having to raise four children in a single bedroom.

The Relief Requested.

This is an application for special exceptions, which is the process the Zoning Regulations provide for modest additions of this kind. The Applicants seek relief from two provisions only: the 10-foot rear extension limit of Subtitle D § 207.5 and the front-addition alignment requirement of Subtitle D § 206.3. Both are measured against the adjoining attached home, 5071 Sheriff Road NE, whose owners support the application. The addition is limited to the second floor. Lot occupancy is 35.6 percent where 40 percent is permitted, height is 26 feet where 40 feet is permitted, the home remains two stories where three are permitted, and the rear yard is approximately 28.5 feet where 20 feet is required. The rear addition does extend 21 feet rather than 10 feet, which is why relief is requested. The Applicants respectfully disagree, however, that the project is multi-story, massive or beyond the limits of the Regulations. The front addition is built to the end of the adjoining porch roof at 5071, and the rear addition sits on columns with open space below.

The Matter-of-Right Alternative.

Without any relief, the Applicants could add a full third story up to 40 feet and a 10-foot rear addition on every floor, with no hearing and no notice to neighbors. That alternative, included with this submission, could provide approximately double the space requested here. It would also create much more significant construction impacts and cost for both the Shorters and the neighbors. The Applicants instead ask for about 440 square feet, entirely on the second floor, with the yard and the open space below the rear addition preserved, and they have done so through a process that gives every neighbor, including Ms. Crawford, a voice. The request is not for more than the Regulations allow. It is for a different configuration of a smaller amount of space.

Light, Air and Structure.

The shadow study dated November 5, 2026, models the addition at four times of day in each season and includes 5075. The only added shadow that reaches 5075 comes from the portion beyond 10 feet and falls in the mid- to late-afternoon in spring and fall, across a side yard of approximately 16 feet that already contains a mature tree, fencing and window awnings, as the photographs included at the end of the shade study exhibit demonstrate. The Applicants do not minimize that any change next door is noticed. The question under the Regulations is whether the effect is undue, and the study shows that it is not.

The statements that the project involves a cellar expansion, deep excavation, underpinning, or a shared lot line or load path are not supported by the plans. The addition does not touch the cellar, as the updated self-certification clarifies, and no work is proposed at the foundation of the existing home. The only excavation is for isolated footings under the new columns, within the Applicants' own rear yard, and Sheet A0 provides that structural and civil engineering drawings will be submitted to DOB for review and approval. The two homes are separated by two side yards totaling approximately 15-16 feet, and 5075 is not attached to 5073.

The Construction Management Agreement.

The CMA was prepared at the ANC's request and offered voluntarily. It is not a substitute for the review of the Board or DOB. Its terms were intended to protect 5075: no underpinning, a documented pre-construction inspection that records the home's condition before work begins, set work hours, and direct communication with the Applicants. Several statements about it do not reflect its text or the Applicants' intent. Section 3 allocates responsibility for obtaining permits to

the owners, as is customary. Section 5 requires that all work be performed by appropriately licensed and insured contractors and be inspected and approved by DOB, and Section 4 makes the Owner responsible for compliance with the Construction Code's protection-of-adjoining-property provisions, including the repair and restoration requirement of § 3307, and for any damage to the Neighboring Property caused by the construction of the Project. The permit drawings will be prepared by licensed professionals and reviewed by DOB. The pre-construction inspection protects the neighbor by establishing an objective baseline, and nothing in the CMA limits any right or remedy Ms. Crawford has under District law. Construction will in any event remain subject to the Construction Codes, including their protection-of-adjacent-property provisions, which DOB enforces independent of any private agreement. Ms. Crawford's right to participate before the ANC and the Board is also unaffected whether or not she signs.

Neighborhood Character.

Ms. Crawford observes that several of the cited buildings and designs did not require relief. That is correct, and the Applicants did not suggest otherwise. The photographs were provided at the ANC's request to show the established character of this block and the adjoining portion of Just Street, which includes similar rear and upper-story extensions to the semi-detached homes. These include second-floor-only extensions at 5083 and 5085 Sheriff Road NE on columns with open space below, the configuration proposed here. The purpose of the 10-foot rule, to protect the attached neighbor from a rear addition, is served here because the attached neighbor supports the application.

The Applicants respectfully submit that the record, including the plans, the shadow study, the photographs, and the letters of support, shows that the requested relief will not unduly affect the light, air or privacy of any adjoining property. They remain willing to meet with Ms. Crawford at any time before the hearing, with Commissioner Green's assistance if she wishes. The Applicants thank the Board for its time in reviewing these materials and look forward to presenting the case on December 9, 2026.

Respectfully Submitted,

Alexandra Wilson

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CERTIFICATE OF SERVICE

I hereby certify that on November 9, 2026, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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