To:
Applicant’s Legal Counsel
Advisory Neighborhood Commission (ANC) 7C
Single Member District (SMD) 7C04
District of Columbia Board of Zoning Adjustment (BZA)
Date: November 11, 2026
Subject: Formal Rebuttal to Supplemental Filings (Exhibits 21A & 21E) – BZA Case No. 21522 (5073 Sheriff Road, NE)

Please accept this formal rebuttal regarding the supplemental filings submitted for BZA Case No. 21522 (5073 Sheriff Road, NE), specifically Exhibit No. 21A and Exhibit No. 21E submitted on Monday, November 9, 2026.
The Applicant and their legal counsel continue to demonstrate a pattern of cutting corners, submitting substandard documentation, and misrepresenting neighboring properties to push through a Special Exception that directly threatens our community.

1. **Deficient, Unverified, and "Bootleg" Shadow Study (Exhibit 21A)**
   - **No Professional Certification:** The shadow study submitted in Exhibit 21A is completely unsigned and lacks any stamp, certification, or verification from a licensed architect, engineer, or qualified daylighting specialist.

   - **Consumer-Grade Software:** By the Applicant’s own admission on the document, these graphics were generated using basic, off-the-shelf "shadow map" software rather than a rigorous, professionally modeled architectural analysis.

   - **Vague and Unreliable Data:** The low-resolution, top-down aerial screenshots fail to show the true impact throughout the day and are nothing more than a "bootleg" attempt to bypass legitimate scrutiny of the severe light and air impact on my home.

2. False Claims Regarding My Trees and Natural Sunlight

- **Inaccurate Statements to the ANC:** ANC Commissioner Anthony Green informed me that the Shorter's and their legal counsel are claiming that the tree(s) on my property are the actual reason my sunlight will be altered. That is a completely inaccurate statement.
- **Trees Are Not Solid Structures:** The tree(s) on my property have been here since I moved into my house. My home currently receives excellent, abundant natural sunlight, and the trees have never been a problem. Unlike organic tree branches that filter light and shed leaves, the massive additions the Shorter's are proposing are solid, permanent structures that will directly block and impede natural sunlight into my home.
- **Community Objection to Fabrications:** We, the Sheriff Road community, do not appreciate the fabrications being presented by the Shorter's and their legal counsel concerning our properties just to gain favor for their Special Exception request. We expect and prefer them to be truthful with the ANC and the BZA.

3. **Failure to Produce the Requested Excavation ("Digging") Report**

- **Unfulfilled ANC Commitment:** During the initial ANC meeting, the Applicant and their legal counsel were explicitly asked to provide a formal excavation and soil/digging report from a qualified expert to address the serious structural, foundation, and water-table risks posed to neighboring homes.

- **Continued Non-Compliance:** As of today, November 11, 2026, I have not seen any report from an expert on the digging, nor has one been entered into the public record.

4. **Community Position: Support for Matter-of-Right Only (Exhibit 21E)**

- **Unified Opposition from the 200-Footers:** We, the signers of the opposition petition, represent the surrounding property owners within 200 feet of 5073 Sheriff Road, NE. We are firmly opposed to the requested Special Exception.

- **Acceptance of Matter-of-Right Construction:** In Exhibit 21E, the Applicant presented an illustration comparing their proposed Special Exception to what they could build "by right" without BZA relief. **Let us be completely clear:** if the Applicant stays within the existing zoning guidelines and builds within the matter-of-right drawing option shown in Exhibit 21E, the community will support it.
- **No Harm or Risk to Our Homes:** We are not against the Shorter's improving their property. We simply insist that they follow the law as written, stay within established zoning boundaries, and build without causing harm, light loss, or structural risk to our homes.

The BZA and ANC 7C should reject Exhibit 21A as unverified and insufficient, hold the Applicant accountable for failing to produce the requested excavation report, and deny this Special Exception request.

Respectfully,
Bronya Crawford
Bronya N. Crawford
Adjacent Property Owner (5075 Sheriff Road, NE)