To:

Board of Zoning Adjustment (BZA)

Advisory Neighborhood Commission 7C (ANC 7C)

Single Member District Commissioner, ANC 7C04

Alexandra Wilson, Esq., Sullivan & Barros, LLP (Counsel for Applicants)

From:

Bronya N. Crawford, Owner of 5075 Sheriff Road, NE

RE: Formal Rejection of Proposed Construction Management Agreement Submitted By Legal Counsel 11-9-2026 – BZA Case No. 21522 (5073 Sheriff Road, NE)

Please accept this letter as my formal and unequivocal rejection of the proposed Construction Management Agreement (Exhibit No. 21C) presented by Stephen and Kiearra Shorter and their legal counsel.

I will not sign this agreement. The Applicants are demanding that I waive my right to oppose their special exception request before ANC 7C and the BZA, while offering zero meaningful protection for my adjacent property at 5075 Sheriff Road, NE in return.

The proposed document merely states that the Applicants will follow existing DC construction laws—laws they are already legally required to obey. It lacks any real protective or support measures for my property, leaving me exposed to severe structural and financial risk.

Specifically, it provides no financial guarantees, no escrow or warranty bond, no independent structural monitoring, and no binding enforcement mechanism if my home is damaged. Worse, it requires me to grant the Applicants' contractors access to the interior of my home while leaving any damage claims subject to their own "reasonable determination." The Shorter's had their opportunity for discussion when Mr. Shorter asked me to sign their letter of support. While explaining their proposed project Mr. Shorter was not truthful. I learned of their actual intensions for their expansion project during the initial ANC meeting.

I refuse to place my home, property, and family at absolute risk for a construction project that exceeds DC zoning regulations. Please enter this formal rejection into the official record for BZA Case No. 21522. My opposition to the special exception application stands.

Respectfully,

Bronya Crawford

Bronya N. Crawford

Owner - 5075 Sheriff Road, NE