District of Columbia Board of Zoning Adjustment

Case No 21522 5073 Sheriff Road NE Mr. & Mrs Shorter 5176 lot 0211

Submitted by Fayette Vaughn Lee

Owner 5085 Sheriff Road NE Square 5176 lot 0217

11/24/26

PARTY WITNESS INFORMATION: BZA Case No. 21522

1. A list of witnesses who will testify on the party's behalf

PARTY WITNESS INFORMATION

BZA Case No. 21522

1. Witnesses Who Will Testify on the Party's Behalf

Bronya Crawford

Shanell Swinton

Fayette Vaughn Lee

2. Summary of Each Witness's Testimony

Fayette Vaughn Lee

This witness will testify about recurring basement flooding, poor drainage, standing water, and excessive soil moisture affecting homes along Sheriff Road NE, including properties in Square 5176, Lots 0211-0219, commonly known as 5073-5085 Sheriff Road NE.

The witness will explain that the area contains dense, expansive Christiana clay soils. During significant rain events, water regularly accumulates around neighboring properties and enters basement areas, requiring ongoing mitigation and repairs. The witness will also present or

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authenticate photographs documenting existing flooding, water intrusion, and structural concerns affecting nearby properties.

The witness will testify that the proposed addition would create more than 440 square feet of additional impervious roof area and require excavation and the installation of new rear support columns immediately adjacent to existing homes. Although the addition may appear modest in isolation, it must be evaluated in the context of a block that already experiences problems with drainage, groundwater management, and hydrostatic pressure against foundations and basement walls.

The witness will further explain that expanding the building footprint would replace permeable yard area with impervious roof and other hard surfaces. On the sloped blocks of Deanwood, additional runoff flows downhill and increase the risk of standing water and basement seepage on properties farther down the block.

Bronya Crawford

This witness will testify about the proposal's potential effects on neighborhood character, the uniform streetscape, and nearby structures.

The homes along this portion of Sheriff Road NE are predominantly 1940s semi-detached residences with generally consistent setbacks, heights, massing, and architectural rhythm. The witness will explain that a substantial front, rear, and vertical expansion would disrupt the block's uniform sightlines and visual openness.

The witness will also address the potential precedential effect of approving the application. The R-2 zone is intended to preserve semi-detached housing and moderate density. Approval of a substantial expansion in Square 5176 namley Case No 21522 could be cited in later cases to support claims that similarly additions are compatible with the square or neighborhood.

Existing conditions in the immediate vicinity include signs of structural stress, such as cracking in foundations and retaining walls. The witness will testify that construction activity that alters drainage patterns, increases runoff, disturbs subsurface soils, or affects groundwater movement could worsen these conditions.

Most importantly, the Applicant has not provided a site-specific geotechnical analysis, drainage analysis, stormwater-management plan, or other engineering evidence demonstrating that the proposed addition will not worsen flooding, groundwater impacts, hydrostatic pressure, or structural conditions on neighboring properties. Without such evidence, there is an insufficient basis to conclude that the requirements of Subtitle X, Section 901.2 have been satisfied.

The Applicant has suggested that a larger structure might be constructed as a matter of right. However, the issue before the Board is not what might be constructed under different

circumstances. The issue is whether this special-exception application satisfies the applicable standards of the Zoning Regulations. The possibility of future matter-of-right development does not relieve the Applicant of the obligation to demonstrate that the proposed project will not adversely affect neighboring properties.

3. Expert Witnesses

No expert witnesses are proposed at this time.

The witnesses will testify as nearby residents and property owners based on their personal knowledge, observations, experiences, and photographs. They will not offer testimony as engineers, geotechnical specialists, hydrologists, architects, or other technical experts.

4. Time Requested to Present the Case

The party requests 30 minutes, or the maximum time permitted by the Board, whichever is greater, to present our case.

This matter is important to the families and homeowners who live within 200 feet of the subject property at 5073 Sheriff Road NE. The affected homes include properties located at approximately 5075-5087 Sheriff Road NE.

Sincerely,

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