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

1.How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?

Bronya Crawford, Shanell Swinton, and Fayette Vaughn Lee are the owners and residents of properties located within 200' of Case No. 21522 and are directly responsible for the maintenance, repair, drainage, and protection from water intrusion in our repective homes.

If the requested special exception is approved, our property can be adversely affected by increased stormwater runoff, changes in groundwater movement, soil disturbance, and additional hydrostatic pressure against the property's foundation and basement walls.

Homes in the immediate area already experience recurring basement flooding, poor drainage, standing water, excessive soil moisture, and water intrusion during significant rain events. The proposed addition would create more than 440 square feet of additional impervious roof area and require excavation and new rear support columns near neighboring homes. These changes could reduce the amount of permeable land, redirect runoff, and worsen existing drainage and structural problems affecting the person's property.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

We are all long-time homeowners; our propertties located between 5075-5087 Sheriff Road NE and is within 200 feet of the subject property and is located on the same Square 5176.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)

5075 Sheriff Road is directly across the fence line; 5085 is 5 houses downhill all are within 200'

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4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?

Environmental impacts include increased stormwater runoff, standing water, basement seepage, soil saturation, groundwater movement, and hydrostatic pressure against foundations and basement walls. The area's dense and expansive Christiana clay soils and existing drainage problems make nearby homes particularly sensitive to excavation, soil disturbance, and changes in impervious surface area.

Economic impacts include additional expenses for flood mitigation, waterproofing, drainage improvements, mold remediation, foundation or retaining-wall repairs, and other structural work. Repeated water intrusion or worsening structural conditions could also interfere with our use and enjoyment of the property and potentially affect our homes' value and insurability.

Social impacts include changes to the visual openness and uniform character of the block, and increased stress for families and homeowners already managing flooding and structural concerns. Approval could also establish a new development baseline for Square 5176 and encourage similarly additions that further alter the established character of Sheriff Road NE.

If the application is denied, these project-specific risks would be reduced or avoided. Denial would not prevent the owner from pursuing a matter-of-right project or a revised proposal that complies with zoning requirements and adequately addresses drainage and structural concerns.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.

Our properties are situated in the immediate area affected by existing flooding, poor drainage, water intrusion, and signs of structural stress, including foundation and retaining-wall cracking. We have direct knowledge of these conditions through personal observations, maintenance and repair experience, and photographs documenting flooding, water intrusion, and structural concerns.

The proposed excavation and increased impervious area would occur near homes that already experience these problems. The Applicant has not provided a site-specific geotechnical analysis, drainage analysis, stormwater-management plan, or engineering evidence demonstrating that the project will not worsen flooding, groundwater impacts, hydrostatic pressure, or structural conditions on neighboring properties.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

We will be affected more significantly and distinctively diffrent from the general public because our properties are located within 200' feet of the subject property, on the same block Square 5176. Unlike members of the general public, we own, live where we already experienced, poor drainage, standing water, basement flooding, and soil saturation.

Because of our proximity, additional runoff, excavation, soil disturbance, or changes in groundwater movement could directly affect our basement, foundation, retaining walls, yard, and drainage conditions. We personally bear the costs of flood mitigation, waterproofing, structural repairs, and related property damage.

We would also directly experience changes to privacy, light, visual openness, and the established streetscape. These are property-specific and proximity-based effects that differ in both degree and kind from the generalized interests of District residents or the public at large.

Sincerely,

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