SUPPLEMENTAL STATEMENT SUPPORTING PREVIOUSLY FILED FORM 140

District of Columbia Board of Zoning Adjustment

Case No. 21522 – Application of Stephen and Kiearra Shorter

5073 Sheriff Road N.E.| Square 5176, Lot 0211

Submitted by: Bronya Crawford

Property Owner: 5075 Sheriff Road N.E.

Date: November 24, 2026

Dear Members of the Board:

I am submitting this statement to supplement Bronya Crawford's previously filed request for party status in opposition and to identify Bronya Crawford as the adjacent home. It clarifies my responses to the Form 140 criteria and provides witness information. I respectfully request that the Board consider my submission.

PARTY WITNESS INFORMATION:

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

Bronya Crawford

Fayette Vaughn-Lee

Shanelle Swinton

A summary of the testimony of each witness:

My opposing testimony will address how the proposed front and rear additions at **5073 Sheriff Road, NE** and the requested special exception relief from **Subtitle D § 207.5** (rear wall extension beyond 10 feet) and **Subtitle D § 206.3** (side yard requirements) will directly, uniquely, and adversely affect my adjacent property on Square 5176.

An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts:

- No expert witnesses are being offered. I, [Bronya Crawford], will testify solely as a fact witness based on my direct personal knowledge, observation, and experience as the adjacent neighbor and property owner on Square 5176.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21522
EXHIBIT NO. 25A

The total amount of time being requested to present your case:

About 3-4 minutes

PARTY STATUS CRITERIA:

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?

- **Undue Loss of Sunlight and Airflow (Subtitle D § 5201.4(a)):**
  Extending the rear wall past the 10-foot matter-of-right limit while reducing the required R-2 side yard barrier pushes substantial building mass closer to my property line. Combined with the sloped landscape of our lots, this added bulk will cast prolonged shadows across my home and yard, blocking natural sunlight and restricting airflow.

- **Invasion of Privacy (Subtitle D § 5201.4(b)):**
  Reducing the side yard separation while projecting the structure deeper into the rear yard eliminates our existing spatial barrier. The placement and proximity of new walls, windows, or elevated elements will create direct sightlines into my private living areas and yard, overly compromising my household's privacy.

- **Hillside Landscape, Clay Soil Instability, and Structural Risks:**
  Our homes sit on sloped, hilly land with underlying clay soils. Digging and grading into the slope for both front and rear additions particularly with a reduced side yard setback near our shared property line threatens soil stability and creates a direct risk of shifting, settling, and structural or foundation damage to my home.

- **Known Groundwater and Water Runoff Hazards:**
  Square 5176 and the immediate Sheriff Road NE area experience documented groundwater and surface water drainage issues. Expanding the building footprint with front and rear additions increases impervious surface area and disrupts natural drainage patterns down the slope, redirecting stormwater runoff toward my foundation and worsening hydrostatic pressure and water intrusion.

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

- I am the owner of the impacted adjacent property at 5075 Sheriff Road N.E., Square 5176, Lot 0212.

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.)

- 0 feet (directly abutting / contiguous). My property at 5075 Sheriff Road, NE (Square 5176, Lot 0212) shares a direct side lot line with the subject property at 5073 Sheriff Road, NE (Square 5176, Lot 0211), placing it well within the 200-foot radius.

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?

Party Status Criteria (Unique & Significant Impact)

1. Direct Proximity and Legal Interest: I am the [owner/resident] of [5075 Sheriff Road N.E.], located on the shared Square 5176 immediately adjacent to 5073 Sheriff Road, NE. Because my property shares a lot line and hillside grade with the subject property, the requested relief from Subtitle D §§ 207.5 and 206.3 impacts me far more directly and severely than the other homes on the square, including the other 200-footer homes.

2. Failure to Meet Special Exception Standards (Subtitle D § 5201): Under Subtitle D § 5201.4, the Applicant must demonstrate that the additions will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling. Granting relief to extend the rear wall beyond 10 feet while encroaching into the required R-2 side yard creates an overbearing massing on a sloped lot that compromises my light, air, privacy, structural safety, and affect the climate inside my home which can cause moisture and mold.

3. Subsurface, Clay Soil, and Drainage Vulnerability: The combination of hills, slopes, expansive clay soil, and known groundwater issues on Square 5176 makes construction close to the side lot line uniquely hazardous to my property's foundation and drainage.

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.

If the requested special exceptions under Subtitle D §§ 207.5 and 206.3 are approved, my property at 5075 Sheriff Road, NE (Square 5176, Lot 0212) where I have resided for over 23 years will suffer severe, permanent, and irreversible physical, environmental, and financial harm that cannot be mitigated once construction begins:

1. **Irreversible Structural & Foundation Vulnerability on Clay Soil**:

   Our abutting homes are built on steep hillside land over expansive clay soil. Approving a reduced side yard setback alongside a rear wall extension exceeding 10 feet places heavy excavation, grading, and foundation work immediately next to my home's structural footprint. Disturbing this sloped clay soil risks permanent foundation shifting,

cracking, and destabilization of my residence, with no feasible way to undo the damage once the soil is altered.

2. **Exacerbation of Chronic Basement Flooding & Financial Burden**:

   Having lived at 5075 Sheriff Road, NE for more than 23 years, I have personally experienced repeated basement flooding and water intrusion driven by the area's known high groundwater table and hillside runoff. Expanding the Applicant's impervious roof and building footprint right up against our shared lot line will channel concentrated stormwater directly onto my property, increasing hydrostatic pressure on my foundation and exposing me to recurring water damage, mold remediation expenses, and higher homeowners insurance or flood-protection costs.

3. **Diminished Property Value, Use, and Enjoyment**:

   The combined loss of natural sunlight, restricted airflow, invasion of household privacy, and heightened water/structural risks will substantially degrade my daily use and quiet enjoyment of my home and yard, resulting in a direct decrease of my property's fair market value.

4. **Lack of Meaningful Consultation or Protections**:

   Despite the direct impact on my abutting property, the Applicant has not provided qualified shadow study, qualified digging report, engineering safeguards, drainage mitigation plans, or construction protections to shield my home from soil movement and water runoff. Conversely, if the Board denies the special exceptions, the Applicant retains the full right to build a compliant matter-of-right addition that respects R-2 side yard setbacks and the 10-foot rear wall limit without endangering my home.

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.

Unlike members of the general public who only pass by Sheriff Road, NE or live elsewhere in the neighborhood, I am the owner and 23-year resident of 5075 Sheriff Road, NE (Square 5176, Lot 0212), which shares a direct, zero-foot property line with the subject property at 5073 Sheriff Road, NE (Lot 0211). Because my home directly abuts the construction site on the same hillside slope, the proposed special exceptions under Subtitle D §§ 207.5 and 206.3 will affect my property in a way that is far more severe, immediate, and distinct in both character and kind than the general public:

1. Direct Structural & Soil Exposure on a Shared Slope:

   While the community is unaffected by subsurface excavation, my home's foundation sits immediately adjacent to the proposed digging area on sloped, expansive clay soil. Reducing the required R-2 side yard setback brings heavy excavation directly against my

property line, uniquely exposing my home to soil shifting, foundation settling, and structural cracking.

2. Concentrated Water Runoff & Basement Flooding:

   Because our abutting lots sit on a hill in an area with known high groundwater, altering the grade and expanding the impervious roof footprint next door will funnel stormwater runoff directly onto my lot and against my foundation—worsening the basement flooding I have personally experienced over the past 23 years. No member of the general public faces direct water intrusion into their home from this project.

3. Immediate Loss of Sunlight and Airflow:

   Extending the rear wall more than 10 feet past the neighbor's rear wall while intruding into the side yard casts prolonged, daily shadows directly across my windows, living spaces, and yard. Unlike passersby, I will suffer a permanent loss of natural daylight and ventilation inside my residence.

4. Direct Invasion of Household Privacy:

   Pushing a larger structure closer to our shared lot line creates direct sightlines into my private home and yard, eliminating my residential privacy in a way that does not impact the general public.

Bronya Crawford
Bronya Crawford
Owner – 5075 Sheriff Road N.E.