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**10x10 Shed - Variance request review - 5020 Belt Rd**

4 messages

**Kevin Alonzo** <kvalonzo@gmail.com>

Wed, Feb 4, 2026 at 4:39 PM

To: "jonbender@gmail.com" &lt;jonbender@gmail.com&gt;, "3E01@anc.dc.gov" &lt;3E01@anc.dc.gov&gt;, "anc3e02@gmail.com" &lt;anc3e02@gmail.com&gt;, "sarahnugent.anc3e@gmail.com" &lt;sarahnugent.anc3e@gmail.com&gt;

Cc: Jane Luxner &lt;j.luxner@gmail.com&gt;

Dear Matthew, Sarah, and ANC3E team,

I hope all is well. I have been in touch with the company Tuff Shed to install a 10'x10' shed at the back northwest corner of my backyard at 5020 Belt Rd, Washington, DC 20016. Tuff Shed submitted an initial permit request with DC and, as we had presumed, it was rejected because of a 7.5 foot centerline setback requirement from the alley. This is why I am seeking approval for a variance. I am in the process of submitting the variance request and wanted to touch base with you all (ANC3E) as the DC website advises.

My growing family has several bikes, outdoor equipment and tools which we need to store out of the house but still in a secure location. I currently have a temporary 8x8 tarp storage but it is full and not secure. The property has a mature Japanese maple tree that would need to be removed if the proposed shed is moved inward 2.5 feet to comply with the requirement. However, the 7.5 foot centerline setback requirement is primarily intended to ensure adequate alley width for vehicular circulation, service access, and safe turning maneuvers. I am only proposing a storage shed with no vehicular access, so no vehicles will be turning into or out of the structure. A reduced setback will not negatively impact the functional width of the alley or safety of passing traffic. Also, the shed will use muted earth tones and is only a moderate size. Attached is most of the documentation I plan to send to DC when I complete the Form 120 - Application for Variance/Special Exception. Also, I just completed the request for the 200ft radius map. I appreciate your time and consideration. Please let me know if you have any questions, concerns, or suggestions.

Thank you,  
Kevin Alonzo and Jane Luxner  
240-481-5768



20251225\_165557.jpg



20251225\_165650 (1).jpg



20251225\_165859 (1).jpg



Alonzo Back Yard.pdf



Alonzo BH.pdf



Alonzo NNL.pdf



DC Tax Radius Request 2.4.2026.png



Plat.pdf



Variance request.docx



Variance request.pdf

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**Kevin Alonzo** <kvalonzo@gmail.com>

Tue, Feb 10, 2026 at 6:02 PM

To: jonbender@gmail.com, 3E01@anc.dc.gov, anc3e02@gmail.com, sarahnugent.anc3e@gmail.com, "tomquinn71@gmail.com" <tomquinn71@gmail.com>

Cc: Jane Luxner <j.luxner@gmail.com>

Dear Matthew, Sarah, and the ANC3E team,

I am following up to confirm that you received my previous email regarding the variance request for a storage shed at 5020 Belt Rd.

Any feedback or suggestions you could provide would be greatly appreciated. Please let me know if you have any questions.

Thank you,  
Kevin Alonzo

[Quoted text hidden]

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**Jonathan Bender** <jonbender@gmail.com>

Tue, Feb 10, 2026 at 6:26 PM

To: Kevin Alonzo <kvalonzo@gmail.com>

Cc: 3E01@anc.dc.gov, anc3e02@gmail.com, sarahnugent.anc3e@gmail.com, "tomquinn71@gmail.com"

<tomquinn71@gmail.com>, Jane Luxner <j.luxner@gmail.com>

Hi Kevin,

Please talk to all your adjacent neighbors and see if you can get letters of support or nonopposition from them. If nobody objects, the ANC likely would support the request. If somebody does object, they don't get a veto, but it would be best if you could work something out with the objecting neighbor.

Is the structure in the picture the subject shed? If so, do you want to keep it where it is? I ask because it looks like it will cover a stone driveway and thus not result in any loss of permeable space. If the shed will result in loss of impermeable space, we'd ask that you install a rain barrel or rain garden to ameliorate the loss. DC covers most of the cost of same: <https://doee.dc.gov/service/riversmart-homes-rain-barrels> .

At some point after you file your application, the BZA will set a hearing date and formally notify the ANC. We'll hear your application after that, and we'd want you or the builder to give a brief presentation on what you seek to do and the relief requested.

-- Jon

[Quoted text hidden]

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**Kevin Alonzo** <kvalonzo@gmail.com>

Mon, Mar 16, 2026 at 10:23 PM

Draft To: Jonathan Bender <jonbender@gmail.com>

Cc: 3E01@anc.dc.gov, anc3e02@gmail.com, sarahnugent.anc3e@gmail.com, "tomquinn71@gmail.com"

<tomquinn71@gmail.com>, Jane Luxner <j.luxner@gmail.com>

Hey Jon,

Thanks for the quick response. I'll start reaching out to neighbors for letters.

The structure in the picture is the temporary 8x8 tarp shed, not the proposed 10x10. The new shed will be on the grass next to the patio, so it will be a loss of permeable space. I'll look into the rain barrel option.

Talk soon.

Kevin

[Quoted text hidden]

**Statement of Support / Non-Opposition**

**Property:** 5020 Belt Rd NW, Washington, DC 20016

**Project:** 10' x 10' Wood Storage Shed

**To:** ANC 3E and the DC Board of Zoning Adjustment

**Neighbor Information:**

**Name(s):** Patricia Huggins / Matthew Huggins

**Address:** 5024 Belt Rd. NW WDC 20016

I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement allowing him to preserve a mature Japanese maple tree and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

**Please check one:**

I SUPPORT the requested variance.

I HAVE NO OBJECTION to the requested variance.

**Signature:** Matthew Huggins **Date:** 2/12/26

**Statement of Support / Non-Opposition**

**Property:** 5020 Belt Rd NW, Washington, DC 20016

**Project:** 10' x 10' Wood Storage Shed

**To:** ANC 3E and the DC Board of Zoning Adjustment

**Neighbor Information:**

**Name(s):** Ramdane ABDOUN

**Address:** 5015, 41<sup>st</sup> Street . N.W.

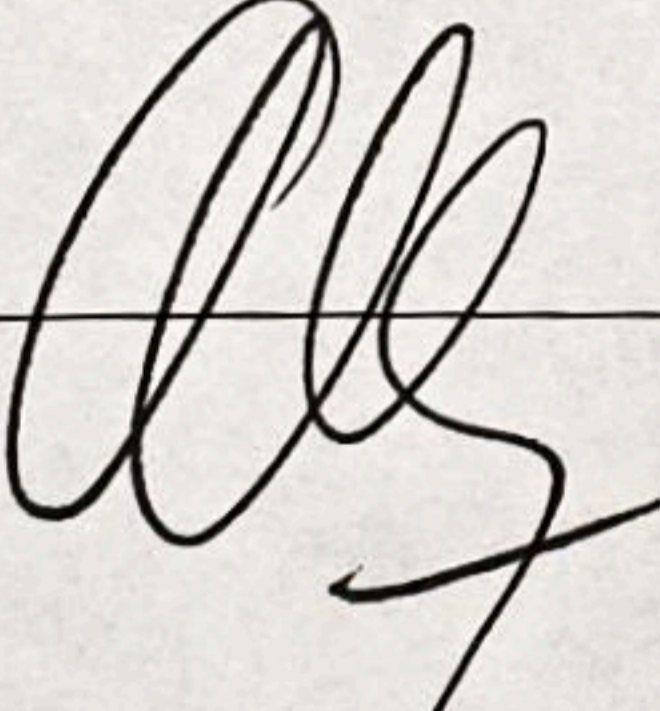
I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement allowing him to preserve a mature Japanese maple tree and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

**Please check one:**

I SUPPORT the requested variance.

I HAVE NO OBJECTION to the requested variance.

**Signature:**  **Date:** 02/12/26

**Statement of Support / Non-Opposition**

**Property:** 5020 Belt Rd NW, Washington, DC 20016

**Project:** 10' x 10' Wood Storage Shed

**To:** ANC 3E and the DC Board of Zoning Adjustment

**Neighbor Information:**

**Name(s):** Jason Chung

**Address:** 4005 Fessenden St, NW 20016

I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement allowing him to preserve a mature Japanese maple tree and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

**Please check one:**

I **SUPPORT** the requested variance.

I **HAVE NO OBJECTION** to the requested variance.

**Signature:** Jason Chung **Date:** 02/16/2026

**Statement of Support / Non-Opposition**

**Property:** 5020 Belt Rd NW, Washington, DC 20016

**Project:** 10' x 10' Wood Storage Shed

**To:** ANC 3E and the DC Board of Zoning Adjustment

**Neighbor Information:**

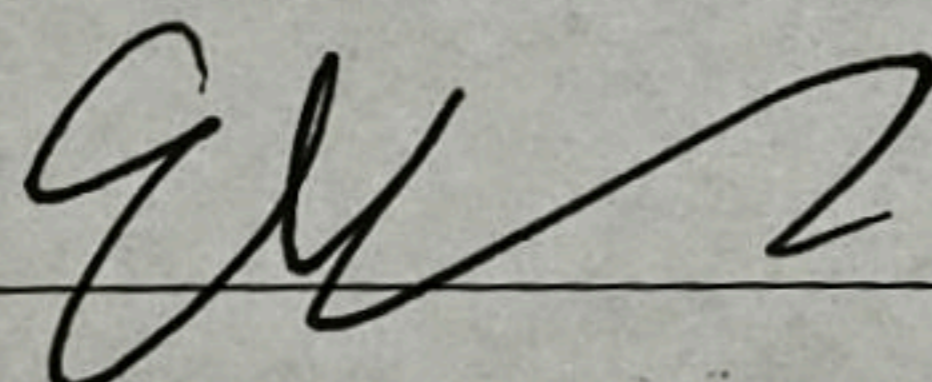
**Name(s):** Elizabeth Haines

**Address:** 4007 Fessenden St. NW

I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement specifically to **preserve a mature Japanese maple tree** and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

**Please check one:**  I **SUPPORT** the requested variance.  I **HAVE NO OBJECTION** to the requested variance.

**Signature:**  **Date:** 2/15/20

**Statement of Support / Non-Opposition**

**Property:** 5020 Belt Rd NW, Washington, DC 20016

**Project:** 10' x 10' Wood Storage Shed

**To:** ANC 3E and the DC Board of Zoning Adjustment

**Neighbor Information:**

**Name(s):** Ellen Kaprowski

**Address:** 4009 Fessenden St NW

I am a neighbor of Kevin Alonzo at 5020 Belt Rd. Kevin has shared his plans to install a 10' x 10' wooden storage shed in his rear yard. I understand he is seeking a variance/special exception regarding the alley setback requirement allowing him to preserve a mature Japanese maple tree and maintain his backyard's functionality.

I have reviewed the proposed location and design (a high-quality wood structure). I believe it will be an aesthetic improvement over the current temporary storage and will not negatively impact my light, air, privacy, or use of the alley.

**Please check one:**

I **SUPPORT** the requested variance.

I **HAVE NO OBJECTION** to the requested variance.

**Signature:** Ellen Kaprowski **Date:** 2/11/26