



DC Government, Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case 20389
1915 Shepard Street NE
Washington DC 20018

TESTIMONY OF EDWARD M. JOHNSON IN OPPOSITION

Before discussing the rationale for why the DC Board of Zoning Adjustment must deny the applicant's request for a sideyard variance, let's be clear, the Zoning Regulations are structured to insure the health, safety and welfare of all Washington DC residents and others pursuing land improvements. Therefore, when any entity pursues land purchases for development, the responsibility for achieving compliance is the land owner. The new single family development is proposed for a R-1-B Zone. It's current configuration violates at least three (3) requirements of the R-1-B Zone regulations:

- The original lot is 80' wide. The subdivision would divide the single lot into two lots, each less than 50' wide.
- The side yard required is 8' for both lots which cannot be met with the two separate lots and new building location.
- The rear yard setback is 25', which cannot be met for the new configuration that creates a zoning problem for an existing garage located approximately 5' or less from its southern property line.

Additionally, the new locations and new paved surfaces would destroy existing green areas, increase flooding into the adjacent public allies and create noise issues for the existing residence to remain.

Lastly, approval would create a negative precedence for future proposed development projects that could be completed in violation of current DC Zoning Regulations.

Respectfully,

A handwritten signature in black ink, appearing to be 'E. Johnson', written over a horizontal line.

Edward M. Johnson, AIA, ASLA
President