December 2nd, 2024

Dear ANC Representatives and DDOT,

We are writing to express our opposition to the requested ***new*** curb cut at 5354 28th St. NW, **at the front, street facing side of the property**.

We are adjacent property owners and residents of the neighborhood and we have several concerns about the impact of the proposed curb cut. We respectfully request that DDOT and the ANC deny the request.

First and foremost, it is noted that **5354 28th St. has free and clear alley access at the back of the property.** DDOT requires that "off-street parking must be accessed from a public alley, unless applicant proves that the property does not have alley access or alley access is not practical...". In the case of 5354 28th St, the rear alley is wide and paved and has access from two separate ends. There are no heritage trees on 5354's property. And, Applicant has received a Raze Permit for the existing structure, making incorporation of alley-side parking a non-issue as it can easily be designed into any plans. Applicant has not provided *any evidence* proving alley access is not practical. As such, the request should be denied under DDOT's own current policies.

We also oppose the new curb cut and driveway request because it will eliminate parking spaces on 28th street where residents utilize street parking. It will also limit access for emergency and service vehicles.

Further, adding an access point for a driveway will increase the risk to pedestrians, particularly as the sidewalk is frequented by children walking to and from nearby schools and parks. Adding a curb cut will increase vehicle traffic across the sidewalk.

There is only one other property on 28th St. that has a non-alley side curb cut and it was made many years ago prior to the current standards and regulations. Approving this new curb cut and driveway request facing 28th st. would be an anomaly in our neighborhood.

Thank you for considering our concerns. We ask that the city take into account the current guidelines and procedures, safety, and community impact of this request and deny the permit request for a new curb cut.

Sincerely,

Allison & Jason Fitzsimmons

and neighbors

	Name	Address	Date
1	Katie Drossos	5324 28th St., NW	12/2/24
2	Whitney Ortiz	5347 28th St., NW	12/2/24
3	Katherine Brin	2742 Jenifer St NW	12/2/24
4	Glen Howard	2746 Jenifer St NW	12/2/24
5	Michael Davies	5327 28th St NW	12/2/24
6	Nicole Anzia	5327 28th St NW	12/2/24
7	Stephanie Bruce	5315 28th St NW	12/2/2024
8	Hillary Lord	5305 29th St NW	12/2/24
9	Kristina Penhoet	5308 28th St NW	12/2/24
10	Stephen Penhoet	5308 28th St NW	12/2/24
11	Evelyn Penhoet	5308 28th St NW	12/2/24
12	Adrien Penhoet	5308 28th St NW	12/2/24
13	Carol Grunewald	5305 28th St NW	12/2/24
14	Jeremy Rifkin	5305 28th St NW	12/2/24
15	James Lord	5305 29th St NW	12/2/24
16	Matthew Drossos	5323 28th St. NW	12/2/24
17	Stephanie Richards	5356 29th Street NW	12/3/24
18	Thomas Leary	2804 Military Rd., NW	12/3/24
19	Sarah Milsom	5320 28th St NW	12/3/24
20	Geoff Milsom	5320 28th St NW	12/3/24
21	Daniel McCartney	5340 28th St NW	12/3/24
22	Daniela Tort	5340 28th St NW	12/3/24
23	Andrew Schoenbach	5319 28th St NW	12/3/24
24	Daryl Kade	5319 28th St NW	12/3/24

25	Rachel Norniella	2804 Military Rd NW	12/4/24

26	Ann Laporta	5333 28th St NW	12/4/24
27	Al Laporta	5333 28th St NW	12/4/24
28	Brittany Bielasiak	5324 29th St NW	12/4/24
29	Eli Bielasiak	5324 29th St NW	12/4/24
30	Ava Bielasiak	5324 29th St NW	12/4/24