

Personal Affidavit

February 21, 2013

To The District of Columbia Board of Zoning Adjustment (BZA):

My name is Tyler Espinoza

I live at 1673 Columbia Road NW

I have been made aware of DC Board of Zoning Adjustment (BZA) Case No. 18506 – the luxury retail/commercial project proposed for 1700 Columbia Road. This project will directly impact my quality of life as I live directly north, across the street, and by such proximity will have to permanently contend with these impacts on a daily basis, unlike the general public.

I was made aware that the local Advisory Neighborhood Commission has plans of this project on their website located here >> <http://tinyurl.com/anc1c-ontario-theatre>

I am also aware that the Applicant is seeking special exceptions and variances to build this project.

I would like to participate in the BZA hearing process with a local zoning watch group, Adams Morgan for Reasonable Development (AdMo4RD), who was the only group in the neighborhood to inform me of essential details with regards to this proposed development and zoning process. Notwithstanding the local elected neighborhood ANC Commissioners, Office of Planning, and DDOT, I consider myself only more informed through my choice to participate with this helpful unincorporated nonprofit citizen association, AdMo4RD.

It is very clear that the record does not include basic design renderings and impact studies to determine either the mere scintilla or factual totality of potential adverse impacts this project, and requested exceptions and variances, will have on surrounding properties and neighbors, like me.

I may in fact be severely impacted – my light and air will be impacted by the proposed non-conforming rooftop structures, increases in traffic and parking pressures are anticipated, increased noise from the premium rooftop balconies as well from many balconies along the two lateral building faces, and most importantly there has been no analysis of the adverse fiscal pressures on other units within the proposed building and surrounding properties by upgrading the values of the proposed penthouse units through an exception to rooftop entrances.

I understand other directly impacted neighbors, like me, are also interested in opposing the Applicant's requested exceptions and variances, and thus for the sake of efficiency of BZA agency time and expense, I'd like to express my authorization for the group, AdMo4RD, to represent my current opposition before the BZA in this matter as a participating party to BZA Case No. 18506.

Regards,



Tyler Espinoza
Concerned District Citizen

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18506
EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.18506
EXHIBIT NO.28

RECEIVED
D.C. OFFICE OF ZONING
2013 FEB 26 AM 11:20