

January 21, 2015

RE: Opposition to BZA Case #18852/18853

PETITION from 61 Neighboring Residents and Owners

We, the 61 undersigned, are neighboring residents and property owners in the area of the proposed development at 90 and 91 Blagden Alley.

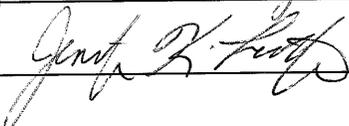
I. We oppose the following variances/special exceptions sought by the applicant and request that the BZA deny them. We think the matter-of-right zoning allows for ample opportunity for development that does not require the many and substantial variances and exceptions.

1. Variance from Section 775.5 for a side yard not providing the minimum required width (9th Street property.)
2. Variance from Section 776.3 for two open courts that do not provide the minimum widths (M Street property.)
3. Variance from Section 2101.1 to not provide any parking spaces even though 22 are required (9th Street property.)
4. Variance from Section 2604.2 to have a lot occupancy of 89% even though the maximum allowed is 75% (on the M Street property.)
5. Special Exception under Section 2120.6 to not provide any parking even though 39 spaces are required (M Street property.)

II. We further request that the exemption from loading berth requirements be addressed by the DC Office of Planning, the Zoning Administrator and the BZA in combination with the other variances now under review.

It is our position that this exemption is not allowed under 11 DCMR 2200 and if the Applicant wishes to seek a variance, they should apply for one and allow it to be publically reviewed.

Name Eleanor Hughes
Address 930 M St #312 Washington DC 20001
Email nhughes519@gmail.com
Signature 

Name Jennifer Lentfer
Address 930 M St NW #401 20001
Email jenlentfer@yahoo.com
Signature 

Name Shani Ben-Shtausch
Address 930 M St. NW Apt 1116, 20001
Email shani@lauthorities.com
Signature 

Name Arman B. Mikonnen
Address 930 M St NW Apt # 1110
Email _____
Signature 

Name Boen Mack

Address cmack@kcct.com

Email 930 M ST NW, APT #409, 20001

Signature 

Name Tynisha Dowdle

Address 1107 McCullough Ct apt 302-20001

Email nishadowdle@hotmail.com

Signature 

Name Paul Fox

Address 930 M. Street NW #604

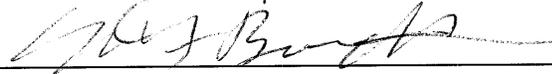
Email PaulFox@yahoo.com

Signature 

Name WILLIAM BRANDT

Address 930 M ST. NW #606

Email bill@areuasappraisers.com

Signature 

Name Demani Carter
Address 1244 11th NW Washington DC, 20001
Email Carter.Demani@gmail.com
Signature Demani Carter

Name RAFFI KARAKASHIAN
Address 910 M ST NW APT 701 WASHINGTON DC
Email RAFFI.KARAKASHIAN@GMAIL.COM
Signature Raffi Karakashian

Name Patricia Althea Queen
Address 11th Street, N.W.
Email Wash D.C.
Signature Patricia Althea Queen

Name Marcus Morrow
Address 930 M ST NW, DC, 20001, T03
Email marcus4896@yahoo
Signature Marcus Morrow

Name Pam Roberto

Address 910 M St NW, DC, 20001

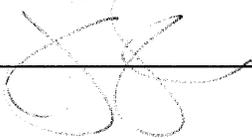
Email tjints13@aol.com

Signature 

Name Jason Spiker

Address 910 M St NW, DC, 20001

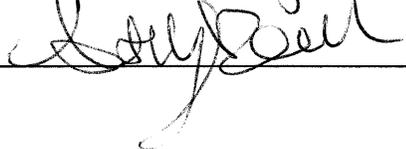
Email Jasonspiker@gmail.com

Signature 

Name Ashley Rachel

Address 1231 M St NW Washington DC, 20005

Email ashleyrachel@gmail.com

Signature 

Name _____

Address _____

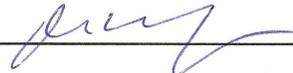
Email _____

Signature _____

Name DARREN MILLICAN

Address 11 + M ST NW

Email DARREN@DARRENMILLICAN.COM

Signature 

Name Vanessa Confesor

Address 11th 1/2 N St NW

Email nessa4977@gmail.com

Signature 

Name Megan Pety

Address 13th & Vermont

Email petymegan@gmail.com

Signature 

Name DR. DAVID URSO

Address 1117 10 St, NW

Email DURS187@GMAIL.COM

Signature 

Name _____

Address _____

Email _____

Signature _____

Name John O'Mahony

Address 910

Email district.columbia-1968@yahoo.com.

Signature John O'Mahony

Name JON MEYERS

Address 910 M ST., NW #412

Email JON@THEVINYLDISTRICT.COM

Signature [Handwritten Signature]

Name Lisa G Jones

Address 910. mst

Email joneslisa@aol.com

Signature [Handwritten Signature]

Name Jennifer Morris

Address 910 M St NW #1004 DC 20004

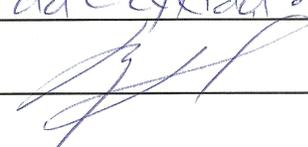
Email jennifermorris@yahoo.com

Signature 

Name Cy Kidd

Address 910 M Street NW #118

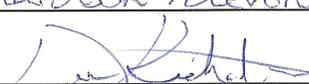
Email cykidd@cykidd.com

Signature 

Name Devon Richardson

Address 1133 14th Street NW, 20005

Email richardson.devon@gmail.com

Signature 

Name Shawn Daugherty

Address 910 M St NW #202

Email shawnm.daugherty@gmail.com

Signature 

Name Kui Mui
Address 1234 Mass Ave, NW, DC
Email nomusicnolife@msn.com
Signature Kui

Name Jorge Polo
Address 911 M St NW
Email POLO_JORGE@hotmail.com
Signature Jorge

Name LETRA POLO
Address 911 M St NW
Email SIMONA@hotmail.com
Signature Leira Polo

Name Mark Spang
Address 400 1st St
Email mspang@yepmail.com
Signature Mark Spang

e-mail

Name Marie Semions

Address 1000 Mary Ave NW

Email my3dogs@me.com *

Signature Marie Semions

Name GARRETT PRESSICK

Address 3612 NEW HAMPSHIRE AVE NW

Email G.PRESSICK@GMAIL.COM

Signature Garrett Pressick

Name ANTHONY HESSELIUS

Address 1324 FARMINGTON ST NW

Email ANTHONYHESSELIUS@GMAIL.COM

Signature Anthony Hesselius

Name Tonya Davis

Address 930 M St NW

Email tonya1363@gmail.com

Signature Tonya Davis

Name J clappool

Address 916 M St NW #910 20001 NWDC

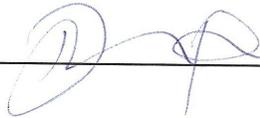
Email _____

Signature 

Name DIPESH PATEL

Address 910 M ST NW APT 330

Email DIPESH.PATEL@GMAIL.COM

Signature 

Name Raney John

Address 910 M ST NW 766

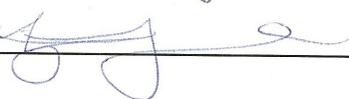
Email malujaker@hotmail.com

Signature 

Name MARIA JOUVIN

Address 910 M ST NW 627

Email gabijouvin@gmail.com

Signature 

Name Jackie Kingnski

Address 910 M St. NW

Email jkobi143@gmail.com

Signature 

Name A. P. DAN

Address 910 M St NW

Email

Signature 

Name Heather Coles

Address 910 M St NW

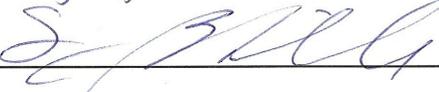
Email

Signature Heather Coles

Name Sonya Baskerville

Address 910 M Street NW

Email sonyalyn@msn.com

Signature 

Name Jonathan Flugstad

Address 910 M St. #704, Washington, DC 20001

Email Jonathanflugstad@gmail.com

Signature 

Name Anahita Abderhakian

Address 910 M Street NW #704

Email Anahita28@gmail.com

Signature 

Name Daniel Zyttrick

Address 910 M St NW #429

Email Zyttrick@gmail.com

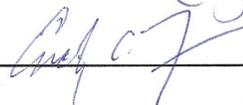
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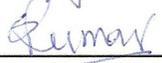
Name Jessica Brandt

Address 916 M St NW #806

Email Jessicabrands@gmail.com

Signature 

Name Enoch Fernandez
Address 910 M Street NW, #905
Email EFERNANDEZ@GMAIL.COM
Signature 

Name Santosh Yadav
Address 915 M Street
Email srjayadv@gmail.com
Signature 

Name Abevis CARTON
Address 930 M STREET NW #414
Email ABEVIS.CARTON@GMAIL.COM
Signature 

Name Darel Pastilla
Address 1630 19th St. NW.
Email bccc0872@hotmail.com
Signature 

Name Jonathan Christ

Address 770 P Street NW Apt 221

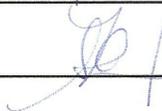
Email jonathan.g.christ@gmail.com

Signature 

Name Sandra Camargo

Address 910 M St., NW - APT 204

Email sacamargo.s.c@gmail.com

Signature 

Name Elizabeth Cappiello

Address 1229 12th St NW #207

Email Lizcappiello@yahoo.com

Signature 

Name VAN HILDERBRAND

Address 1229 12th St. NW #207

Email VAN.HILDERBRAND@YAHOO.COM

Signature 

Name Tim Smith

Address 910 M St NW, 314

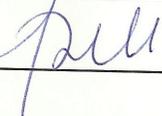
Email timothy.smith55@gmail.com

Signature 

Name Andrea Livell

Address 910 M ST NW WASHINGTON DC

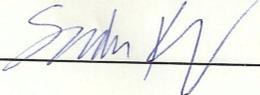
Email ayal579@yahoo.com

Signature 

Name Sandra Kurre

Address 910 M ST, NW WASH DC

Email Sondra.Kurre@gmail.com

Signature 

Name _____

Address _____

Email _____

Signature _____

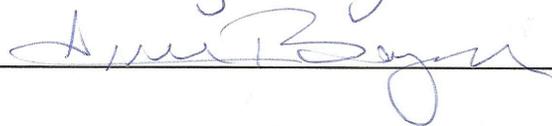
Name _____

Address _____

Name EMRE BAYARLAR

Address 910 M ST #410 WASH DC 2000

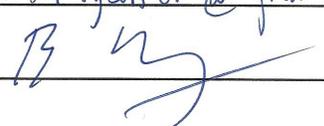
Email emre.bayarlar@gmail.com

Signature 

Name BRAD RATHGEBER

Address 910 M ST NW #1010 WASH DC 20001

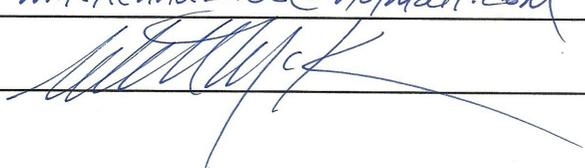
Email brad.rathgeber@gmail.com

Signature 

Name WILLIAM MCKENNA APT. 1104

Address 910 M ST. NW WASH DC 20001

Email wmckenna-d@hotmail.com

Signature 

Name Geoff Brown

Address 910 M ST NW #910 DC 20001

Email gbrown84@gmail.com

Signature 