

November 25, 2014

TO: Board of Zoning Adjustment

FROM: Neighboring Residents of Blagden Alley

RE: Opposition to BZA Case No. 18852/18853, Application of SB Urban, LLC for Development of 90 and 91 Blagden Alley

SUMMARY

The applicant wants to build two buildings on the vacant lots in square 368. The buildings will be interconnected with an enclosed bridge over Bladgen Alley and will operate as one community of 125 short term rental micro units. The units will be approximately 350 sqft and be comprised of one room and bathroom with shared kitchen, laundry and common facilities. **The development will provide zero parking spaces and no loading facilities.**

The C-2-A zone already provides generous matter of right development options. We believe that the developer's pursuit of variances and special exceptions is motivated by desire to further increase the rate of return at the expense of the neighborhood. This is best demonstrated by developer's refusal to provide any parking and loading facilities, while simultaneously pursuing increased density and rental capacity via lot occupancy/court size variances.

The way developer evaded the loading facility requirement is most indicative of the overall attitude and lack of care for the negative effects on the community. Any multi-unit building over 50 apartments is required to have one. At 125 units the need seems obvious. The two buildings are intended to operate as one: they are connected with an enclosed bridge and all the common facilities are only available in the M St building. Yet, to avoid providing a loading facility the developer opportunistically uses the fact that the two lots are legally separate to claim exemption on the M St lot, while the 9th St building, by itself, is 6 units short of requiring a loading facility.

The interior of Blagden Alley (Square 368) was re-zoned in 1996 from R-4 to C-2-A by Order No. 782 of the Zoning Commission. The order clearly shows that the intent of rezoning was to allow some enhanced options for development but never to the full extent of C-2-A. There was intense deliberation to keep M St facing lots as R-4. None of the parties involved in the rezoning process in 1996 would have imagined or agreed that the proposed development was an example of a compliant project. Inclusionary Zoning credits introduced in 2006 allow for additional density that was not contemplated at the time. If granted, the variances/special exceptions will further guarantee that this project would have been unimaginable during the rezoning process. We request that the BZA analyses how ZC order No. 782 and its deliberation record affect this project, as well as reviews the land records for any covenants that may have been recorded that are relevant to this project.

As far as the variance/special exception requested by the applicant, we believe that the burden of proof has not been met. The Applicant must prove 1) the property is affected by an exceptional or extraordinary situation or condition, 2) that the strict application of the Zoning Regulation will result in a practical difficulty to the Applicant, and 3) that the granting of the variance will not cause substantial detriment to the public good or substantially impair the intent, purpose or integrity of the zone plan. For special exception the applicant must prove that providing parking will result in significant architectural or structural difficulty to the historic garage on M St lot. A detailed discussion of why the applicant fails the prongs of these tests is presented in the petition organizers' (Barbara Schauer/Sergei Mikhailov) Letters in Opposition. We concur with their rationale.

PETITION

We, the undersigned, are neighboring residents and property owners in the area of the proposed development at 90 and 91 Blagden Alley. We oppose the following variances/special exceptions sought by the applicant and request that the BZA **denies** them.

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.)

PRINTED NAME _____ DATE _____

EMAIL _____ PHONE _____

ADDRESS _____

SIGNATURE _____

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME _____ DATE _____

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REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

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PRINTED NAME _____ DATE _____


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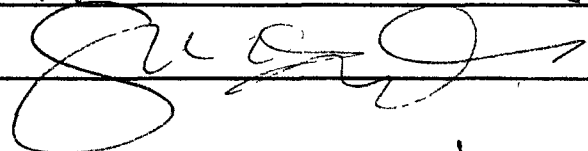
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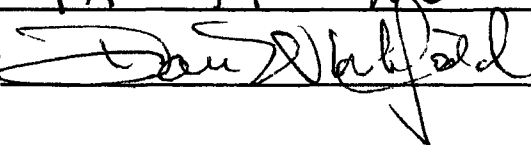
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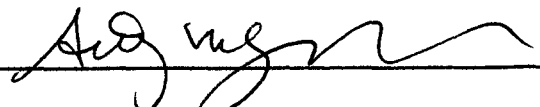
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EMAIL Ppsillos@gmail.com PHONE 240.418.2413
ADDRESS 910 M St NW Apt S23
SIGNATURE 

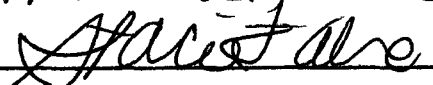
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EMAIL jevousse@hotmail.com PHONE 202-2896282
ADDRESS 911 M St NW Washington DC 20001
SIGNATURE 


PRINTED NAME COREY HUBBARD DATE 30/11/14
EMAIL coreyhub@gmail.com PHONE (727) 637-1180
ADDRESS 911 M St NW Washington DC 20001
SIGNATURE 

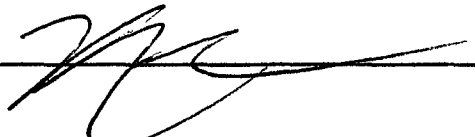
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EMAIL nena Whitfield@gmail.com PHONE (734) 644-1336
ADDRESS 911 M Street NW Washington, DC 20001
SIGNATURE Nena Whitfield

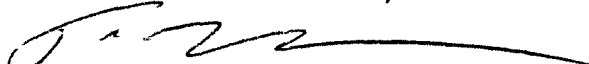
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EMAIL nena Whitfield@gmail.com PHONE 734 644 1336
ADDRESS 911 M St NW Washington DC.
SIGNATURE 

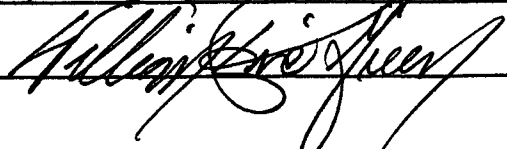
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EMAIL TonyGudek@yahoo.com PHONE _____
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SIGNATURE 

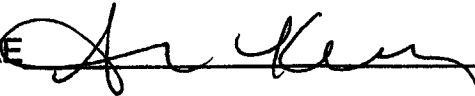
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EMAIL 912 M St NW #323 PHONE 202-266-9459
ADDRESS ms.eacfabre@yahoo.com
SIGNATURE 

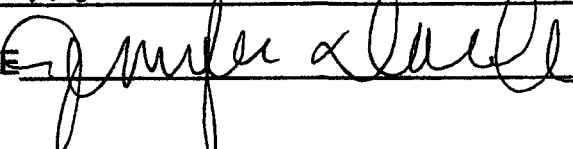
PRINTED NAME W.L. Coates DATE 12/1/14
EMAIL bwil2cdg@hotmail.com PHONE _____
ADDRESS 1831 Vermont Ave NW
SIGNATURE 


PRINTED NAME KIRK MASSEN DATE 12/1/14
EMAIL KIRK.MASSEN@YAHOO.COM PHONE 810 869 4178
ADDRESS 2120 VERMONT AVENUE NW #618 DC 20001
SIGNATURE 


PRINTED NAME Tim Visser DATE 12/1/14
EMAIL timvisser@gmail.com PHONE 301-412 9182
ADDRESS 1550 7th St. NW, #307
SIGNATURE 


PRINTED NAME William Eric Green DATE 11/30/14
EMAIL willieshakes99@yahoo.com PHONE 240-459-7883
ADDRESS 913 M St NW Apt 4-B, Washington DC
SIGNATURE 

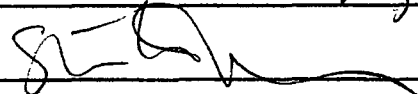
PRINTED NAME Anne Kenney DATE 11/30/14
EMAIL annekenney@gmail.com PHONE 302-588-0355
ADDRESS 913 M St NW Apt 2-B
SIGNATURE 


PRINTED NAME John Jacobelli DATE 11/30/14
EMAIL influential51@hotmail.com PHONE 215 910 1452
ADDRESS 913 M St NW Apt 3B Wash DC 20001
SIGNATURE 

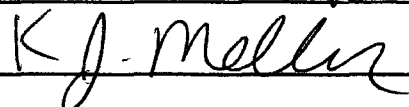
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EMAIL cristinabump@gmail.com PHONE 719 3256062
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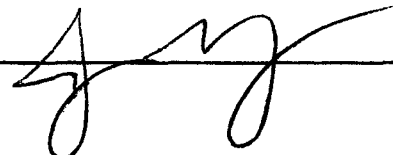
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EMAIL rojr4@vt.edu PHONE 206.455.0501
ADDRESS 913 M St NW #3A WA DC 20001
SIGNATURE 


PRINTED NAME STEVE GOLDENBERG DATE 11-30-14
EMAIL GOLDENBERG@GMAIL.COM PHONE _____
ADDRESS 901 M ST NW # 301, 20001
SIGNATURE 

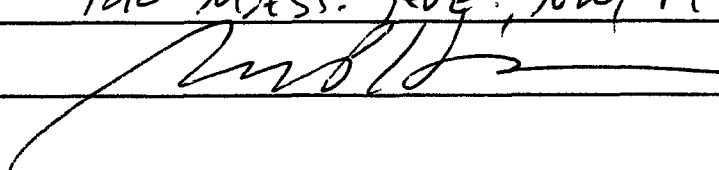
PRINTED NAME Simon Milloc DATE 11-30-14
EMAIL Simon.milloc@hivos.com PHONE 571-265-7596
ADDRESS 900 M St. NW Washington, DC 20001
SIGNATURE 

PRINTED NAME Greg Miharek DATE 11-30-14
EMAIL gregory.miharek@gmail.com PHONE 703-341-9838
ADDRESS 930 M St. NW apt. 204
SIGNATURE 


PRINTED NAME Kate Mellor DATE 11-30-14
EMAIL Kate.Mellor@gmail.com PHONE 202-580-5747
ADDRESS 910 M street NW, Apt 523, Washington DC 20001
SIGNATURE 

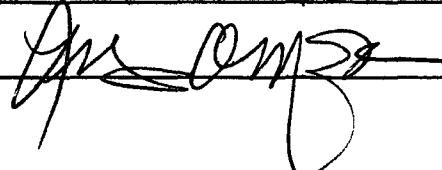
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EMAIL jjmeyers86@gmail.com PHONE 616-902-4464
ADDRESS 911 M St NW Washington, DC 20001
SIGNATURE 

PRINTED NAME Hao Shen DATE 12/1/14
EMAIL hshen6@gmail.com PHONE 781-354-9251
ADDRESS 930 M St NW Apt 121
SIGNATURE 

PRINTED NAME Robert Hall DATE 12/1/14
EMAIL rphall3@gmail.com PHONE _____
ADDRESS 1010 MASS. AVE., NW, #11-202
SIGNATURE 

PRINTED NAME Carolyn Lindley DATE 12/1/14
EMAIL Carolyn Lindley@gmail.com PHONE _____
ADDRESS 910 M St NW #1002
SIGNATURE Washington DC 20001

PRINTED NAME Claudio Saban DATE 12/1/14
EMAIL claudio.saban@yahoo.com PHONE 301 728.8874
ADDRESS 910 M St NW #401 WDC 20001
SIGNATURE 

PRINTED NAME LISA AMORE DATE 12/1/14
EMAIL lisa@amorepr.com PHONE 202-506-3056
ADDRESS 910 M St. NW #520 WASH DC 20001
SIGNATURE 

PRINTED NAME Russell Sage DATE 11/30/14
EMAIL turtleandbadger@gmail.com PHONE 240 441 9165
ADDRESS 931 M St. NW. Wash, DC 20001
SIGNATURE [Signature]

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME Kenny Stevens DATE 30.11.14
EMAIL traveljunkie@juno.com PHONE N/A
ADDRESS 2111 M St NW
SIGNATURE [Signature]
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME George Tutmann DATE 30 11 14
EMAIL getet@aol.com PHONE 301-455-7474
ADDRESS 927 M St N.W. Washington D.C.
SIGNATURE [Signature]
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME Ramon Borden DATE 30-11-14
EMAIL ontheedge@hughes.net PHONE 540-636-8722
ADDRESS 911 M St N.W. WASH. DC.
SIGNATURE [Signature]
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME Nancy C Reid DATE 11/27/14
EMAIL nancyreid2010@gmail.com PHONE 202-489-7645
ADDRESS 943 M Street, NW
SIGNATURE Nancy C. Reid
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF Yes

PRINTED NAME Edward Horvath DATE 11/30/2014
EMAIL edhorv@aol.com PHONE 202 289-7273
ADDRESS 929 M St NW
SIGNATURE Edward Horvath
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME Carolyn Beebe DATE 11/30/2014
EMAIL cbbeebe@gmail.com PHONE 301-841-5736
ADDRESS 931 M St, NW
SIGNATURE Carolyn E Beebe
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PRINTED NAME Gemma Sage DATE 11/30/2014
EMAIL turtleandbadger@gmail.com PHONE ~~202-281-3380~~
240-441-9156
ADDRESS 931 M St. NW
SIGNATURE Gemma Sage
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____

PRINTED NAME Donna Kelly DATE 11/29/14
EMAIL dkelly@mail.nih.gov PHONE 202.498.5131
ADDRESS 916 N St NW Washington DC 20001
SIGNATURE D. Kelly

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF yes

PRINTED NAME Cloretta Kelly DATE 11/29/14
EMAIL _____ PHONE 202.498-5131
ADDRESS 916 N St NW Washington DC 20001
SIGNATURE Cloretta Kelly


REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF _____


PRINTED NAME Charles ^{"Hank"} Thomas DATE 11/29/14
EMAIL hankthomas1@gmail PHONE 703-598-8818
ADDRESS 910 M St NW #113 Wash DC 20001
SIGNATURE [Signature]


REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF yes

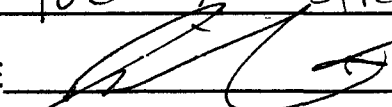
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EMAIL maria.bastasch@gmail.com PHONE 310-972-9181
ADDRESS 3409 Brown St NW WASH DC 20010
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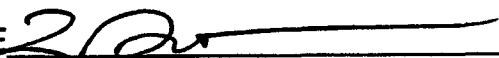
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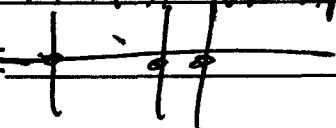
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EMAIL DKONONOVA@YAHOO.COM PHONE 202 489 9844
ADDRESS 938 N STREET, NW, #1, WASHINGTON, DC, 2000,
SIGNATURE 
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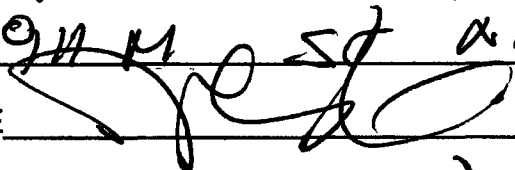
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EMAIL arsenymalov@yahoo.com PHONE 202 677 8033
ADDRESS 938 N St NW apt 1 Washington DC 20001
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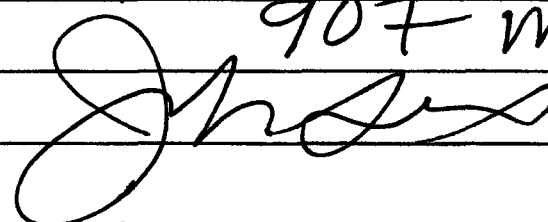
PRINTED NAME Gerry Conates DATE _____
EMAIL G1C0508@AOL.COM PHONE 240-432-1919
ADDRESS 934 N St NW WDC 20001
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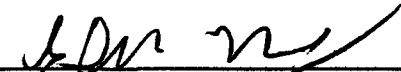
PRINTED NAME John A. Nicholson DATE 11/29/2014
EMAIL JANicholson3@aol.com PHONE 202-531-4839
ADDRESS 920 N Street NW, #1, WDC 20001
SIGNATURE 
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF Yes

PRINTED NAME RACHEL DEWANE DATE 11/30/14
EMAIL rdewane@gmail.com PHONE 920 800 9238
ADDRESS 931 M St. NW Apt B
SIGNATURE 

PRINTED NAME David Dewane DATE 11/30/14
EMAIL david.dewane@gmail.com PHONE 920 860 9237
ADDRESS 931 M St NW Apt B
SIGNATURE 

PRINTED NAME Jorge Polo DATE 11/31/14
EMAIL Polo_Jorge@hotmail.com PHONE 202 289 2257
ADDRESS 911 M St NW
SIGNATURE 

PRINTED NAME JOHN SYPHAX DATE 11/30/14
EMAIL JSYPHAX@AOL.COM PHONE 202-664-9296
ADDRESS 907 M St NW
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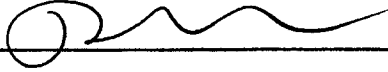
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ADDRESS 903 M St NW UNIT B Washington, DC 20001
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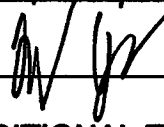
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EMAIL mjwalkup@gmail.com PHONE 202-525-4136
ADDRESS 1258 10th ST NW, Washington, DC 20001
SIGNATURE Melissa Kennison
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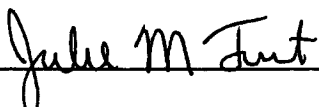
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EMAIL bpatrickjames73@gmail.com PHONE 202-842-4080
ADDRESS 1250 10th St. NW, Washington DC 20001
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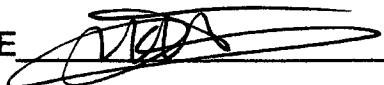
PRINTED NAME Alfredo Gómez DATE 11/30/14
EMAIL yogifredo@yahoo.com PHONE (202) 422-2391
ADDRESS 1219 10th St NW
SIGNATURE alfredogomez
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF Al.

PRINTED NAME PATRICK DIBATTISTA DATE 11-30-14
EMAIL dibattista@922.gov PHONE 202-422-2392
ADDRESS 1219 10th St NW DC
SIGNATURE [Signature]
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF [Signature]

PRINTED NAME RAISSA MENDES DATE 30-11-2014
EMAIL RAISSA.MENDES 00@gmail PHONE 202 361 0336
ADDRESS 1231 10 Street, Unit B Washington
SIGNATURE 
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF X

PRINTED NAME Aziz Yazdani DATE 11/29/14
EMAIL ayazdani1@hotmail.com PHONE (703) 655-4647
ADDRESS 1217 10th St. NW Unit A
SIGNATURE 
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PRINTED NAME JULIE FURT DATE 11/30/2014
EMAIL julie.kempton@gmail.com PHONE 703-585-7343
ADDRESS 1222 10 St NW
SIGNATURE 
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF JMF

PRINTED NAME SYLVAIN FURT DATE 11/30/2014
EMAIL SALOURS@GMAIL.COM PHONE 202-640-8909
ADDRESS 1222 10TH ST NW
SIGNATURE 
REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF SF

PRINTED NAME RICHARD URBAN DATE 30 DEC 14
EMAIL RURBANINDC@GMAIL.COM PHONE 202-409-7800
ADDRESS 1235 18th ST NW #A
SIGNATURE [Signature]

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF [Signature]

PRINTED NAME MATT SIMSON DATE 30 DEC 2014
EMAIL MSIMSON113@AOL.COM PHONE 1609-937-7372
ADDRESS 1235 10th ST NW #3
SIGNATURE [Signature]

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF [Signature]

PRINTED NAME William Timothy Raible DATE 30 Nov. 2014
EMAIL traible@maryknoll.org PHONE 202/450-3356
ADDRESS 1233 10th St. NW
SIGNATURE Wm. Timothy Raible

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF [Signature]

PRINTED NAME Ryan Parsdis DATE 11/30/14
EMAIL rparsdis15@gmail.com PHONE 973-985-4954
ADDRESS 1235 10th St NW Disenvent
SIGNATURE [Signature]

REQUEST ADDITIONAL TIME FOR WITNESS TO SPEAK ON MY BEHALF [Signature]

202-255-4537

Barbara Schauer
schauer.barbara@gmail.com

PRINTED NAME Ethan Tichman

DATE 12/1

EMAIL EMT8709@UMD.EDU

PHONE _____

ADDRESS 910 M STREET NW APT 518 DC 20001

SIGNATURE 

PRINTED NAME Sabrina Hamman

DATE 12/1

EMAIL _____

PHONE _____

ADDRESS 910 M Street NW Washington DC 20001

SIGNATURE 

PRINTED NAME DAVID FERRELLI

DATE 12/1/14

EMAIL _____

PHONE _____

ADDRESS 910 M St. NW #1106 WDC 20001

SIGNATURE 

PRINTED NAME Alexis Fabbri

DATE 12/1/14

EMAIL _____

PHONE _____

ADDRESS 910 M St #507 NW DC 20001

SIGNATURE 

PRINTED NAME Massimo Fabbri

DATE 12/1/14

EMAIL _____

PHONE _____

ADDRESS 910 M St NW #507 NW DC 20001

SIGNATURE 

PRINTED NAME Allison Cutting DATE 11/30/14
EMAIL _____ PHONE 202 251-4755
ADDRESS 910 m st NW Apt 114
SIGNATURE Alli Cutter

PRINTED NAME Jennifer Mason DATE 11/30/2014
EMAIL _____ PHONE _____
ADDRESS 913 M St. NW, Apt BA, Washington DC 20001
SIGNATURE [Signature]

PRINTED NAME Colleen Corrigan DATE 11/30/2014
EMAIL _____ PHONE 202-302-2134
ADDRESS 913 M St NW, #1A, Wash. DC 20001
SIGNATURE Colleen Corrigan #1B, 2A

PRINTED NAME Brian W. Shaughnessy DATE 11/30/2014
EMAIL brian1svr@verizon.net PHONE 202-898-1122
ADDRESS 913 M. St NW #1B, Wash. DC
SIGNATURE Brian W Shaughnessy 2A 20001

PRINTED NAME Ronald Lipinski DATE 12-1-14
EMAIL DT Lipinski @ gmail.com PHONE 202 256 2205
ADDRESS 937 M ST NW 20001
SIGNATURE Ronald Lipinski

PRINTED NAME Amy Sullivan DATE 11/30

EMAIL amysullivandc@gmail.com PHONE 202-270-3051

ADDRESS 939 N Street NW, WDC 20001

SIGNATURE Amy Sullivan

PRINTED NAME ALEXANDER RILEY DATE 11/30

EMAIL alexthesieger.riley2@gmail.com PHONE 202-682-2539

ADDRESS 942 N ST, N.W. WDC 20001

SIGNATURE Alexander Riley

PRINTED NAME JANE KOEHL & ERIC COLLINS DATE 11/30

EMAIL JANE.KOEHL-Colling PHONE 216 482 1055

ADDRESS 941 M ST NW USA

SIGNATURE [Signature]

PRINTED NAME Barbara Schauer DATE 12/1

EMAIL Schauer.barbara@gmail.com PHONE 202 255 4538

ADDRESS 937 M St. NW

SIGNATURE BASCH

PRINTED NAME _____ DATE _____

EMAIL _____ PHONE _____

ADDRESS _____

SIGNATURE _____

PRINTED NAME Bradley Rickel DATE 12/01/14
EMAIL brad18rickel@gmail.com PHONE 2-898-0609
ADDRESS 910 m St NW #801, WDC, 20001
SIGNATURE Bradley Rickel

PRINTED NAME Anna C Tucker DATE 12/1/14
EMAIL Cornelia8111@yahoo.com PHONE 2/483 7221
ADDRESS 1206 P St NW WDC 20005
SIGNATURE Anna C Tucker

PRINTED NAME _____ DATE _____
EMAIL _____ PHONE _____
ADDRESS _____
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