

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.

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