

**Board of Zoning Adjustment  
Case 21157  
Party in Opposition**

Board of Zoning Adjustment  
441 4th Street, N.W. Suite 210S  
Washington, DC 20001

**Re: Motion to Rescind Party in Support Status**

Dear Chairperson Hill and Members of the Board:

This motion is to remove Chris Itteilag from party status given the obvious conflict of interest for him to serve as a party. Moreover, Mr. Itteilag does not even meet the legal requirements for party status in the first place.

*According to the Subtitle Y-37 404.13: The Board shall grant party status only if the person requesting party status has clearly demonstrated that the person's interests would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.*

Mr. Itteilag will not be distinctly or uniquely affected by the requested zoning relief which is different from any other person. He is but one of several neighbors who support the Applicant, but has nothing more than that. There was no discussion by members of the Board of his application, and no ability for any opposition by the party in opposition (given they were not yet recognized as a party). Mr. Itteilag does not own an abutting property, nor is he even the closest neighbor in support of the applicant. He was given party status despite not complying with the requirements.

However, perhaps more importantly, **Mr. Itteilag has an obvious and a disabling conflict of interest** as he must support the Applicant. He stated in the record several times that he is a real estate agent. What he did not state was how many of the houses on just the 3400 block of O Street he has sold. **In fact, as the attached exhibit shows, he has sold over \$10 million of houses on just this one block alone.** He must show there are no “objectionable conditions” or his own business would be greatly diminished. This is an unacceptable conflict of interest.

He is not going to admit to prospective buyers or sellers that there are more rats, more trash, a constant stream of people eating on your stoops, early morning noises etc. because of Call Your Mother. Quite the opposite – **he must say that everything is perfect.** He cannot tell

prospective clients that Call Your Mother patrons have every legal right to sit on their steps and stoops and their front yards and will continue to do so.

Mr. Itteilag's income and livelihood depends on continuing to represent buyers and sellers in the neighborhood. He has a vested interest in claiming there are no objectionable conditions.

For these reasons, he must be removed as a party in support.

## WHY REAL ESTATE AGENT CHRIS ITTEILAG MAINTAINS THAT THERE ARE NO ISSUES OR “OBJECTIONABLE CONDITIONS” – HIS LIVELIHOOD DEPENDS UPON IT

With millions of dollars of real estate transactions, Chris Itteilag’s clients must believe his depiction of how wonderful it is to live on the very same block as a fast food restaurant with no seating. He also manages several homes for purchasers who either rent their property or do not occupy it.



GEORGETOWN

3417 O St NW  
Washington, DC 20007

2 BEDS 2 BATHS 1,278 SF

**\$1,325,000**



GEORGETOWN

3420 O St NW  
Washington, DC 20007

4 BEDS 3 BATHS 1 HALF BATH 2,424 SF

**\$3,000,000**



GEORGETOWN

3421 O St NW  
Washington, DC 20007

2 BEDS 2 BATHS

**\$1,050,000**





## GEORGETOWN

3423 O St NW  
Washington, DC 20007

2 BEDS 2 BATHS 1,278 SF

**\$850,000**



## GEORGETOWN

3423 O St NW  
Washington, DC 20007

2 BEDS 2 BATHS 1 HALF BATH 1,278 SF

**\$1,500,000**



## GEORGETOWN

3425 O St NW  
Washington, DC 20007

3 BEDS 2 BATHS 1,598 SF

**\$1,230,000**



**GEORGETOWN**

3427 O St NW  
Washington, DC 20007

2 BEDS 2 BATHS 1,278 SF

**\$936,000**

**GEORGETOWN**

3427 O St NW  
Washington, DC 20007

2 BEDS 2 BATHS 1 HALF BATH 1,278 SF

**\$1,450,000**



BZA Case No. 21157  
3428 O Street, NW

### **CERTIFICATION OF SERVICE**

I hereby certify that on July 8, 2024, an electronic copy of this party status request was served to the following:

Martin Sullivan  
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Representative of the Applicant  
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Respectfully Submitted,



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Melinda Roth  
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