

Cochran, Patricia (DCOZ)

**From:** Dr. Emad <nremad@gmail.com>  
**Sent:** Wednesday, November 6, 2024 5:31 PM  
**To:** DCOZ - BZA Submissions (DCOZ); Myers, Crystal (OP); 2e@ancdc.gov; Lohse, Gwendolyn (SMD 2E06); Maysak, Paul (SMD 2E03); chris.itteilag@gmail.com; Melinda Roth; Julian Clarck; Caroline Emad; N. R. Emad  
**Subject:** BZA NO: 21157 - POST HEARING SUBMISSIONS  
**Attachments:** IMG\_1610 2.PNG; IMG\_1610.PNG; IMG\_1611.PNG; IMG\_1611 2.PNG; IMG\_1549 (1).PNG; IMG\_1613 2.PNG; IMG\_1612.PNG; IMG\_1612 2.PNG

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Board of Zoning Adjustment  
441 4th ST NW  
Suite 2105  
Washington, DC 20001

RE: BZA NO 21157 APPLICANT’S POST HEARING SUBMISSION

Dear Chairperson Hill and Members of the Board,

As a party to this case and the immediately adjacent neighbor, we remain vehemently opposed to outdoor seating. We also believe the applicant is breaking the law by storing their large trash cans outside during the day.

This reflects the applicant continuous disregard to the rule of law as he did by doing construction on a 175 year old wooden building without getting the proper DC permits and inspections, as shown in Exhibit 186 in the record.

Any home owner adjacent to a commercial entity would find this aforementioned action to be objectionable.

Mr. Sullivan in his response to the issues of trash and seating, wrote about the lack of objectionable condition . We are compelled to answer him.

As demonstrated in Exhibit 187 in the record, we still have Call Your Mother’s (CYM) customers sitting, blocking, eating, drinking and conversing on our stoop. Since installing a camera on July 13th 2024, we have counted over 328 different individuals blocking our stoop.

Our tenants , on daily basis, have and continue to ask CYM’s patrons to move from the stoop in order to enter or exit their home. Despite the sign that was erected by CYM clearly stating not to sit on our stoop. Any homeowner would find this condition objectionable.

Furthermore, the short visit by the Office of Planning to CYM should not overshadow the observation of our ANC commissioner who lives in the neighborhood.

We are attaching additional evidence to prove beyond any reasonable doubt the continued objectionable conditions that we face on a daily basis from this restaurant. Since the file is too large we will be breaking them down and sending them in separate emails.

Respectfully submitted,

Nabil and Caroline Emad

BZA Case No. 21157  
3428 O Street NW

CERTIFICATE OF SERVICE

I hereby certify that on November 6, 2024, an electronic copy of this submission was served to the following:

BZA [SUBMISSIONS@dc.gov](mailto:SUBMISSIONS@dc.gov)

D.C. Office of Planning  
Crystal Myers  
[crystal.myers@dc.gov](mailto:crystal.myers@dc.gov)

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21157  
EXHIBIT NO.212A1

**Advisory Neighborhood Commission 2E**

ANC Office  
[2E@ancdc.gov](mailto:2E@ancdc.gov)

Gwendolyn Lohse, Chairperson  
[2E06@anc.dc.gov](mailto:2E06@anc.dc.gov)

Paul Maysak, SMD  
[2E03@anc.dc.gov](mailto:2E03@anc.dc.gov)

**Attorney to Applicant**

Martin P. Sullivan  
[msullivan@sullivanbarros.com](mailto:msullivan@sullivanbarros.com)

**Party Status in Support**

Chris Itteilag  
[chris.itteilag@gmail.com](mailto:chris.itteilag@gmail.com)

**Party Status in Opposition**

Melinda Roth  
[melindaroth24@gmail.com](mailto:melindaroth24@gmail.com)

Nabil & Caroline Emad  
[theemads@gmail.com](mailto:theemads@gmail.com)

Julian Latimer Clarke  
[latimerclarke@hotmail.com](mailto:latimerclarke@hotmail.com)



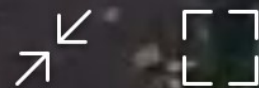
11/1/24 12:51:49 PM

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Person Detected

Live





11/1/24 12:51:49 PM

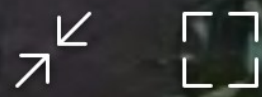
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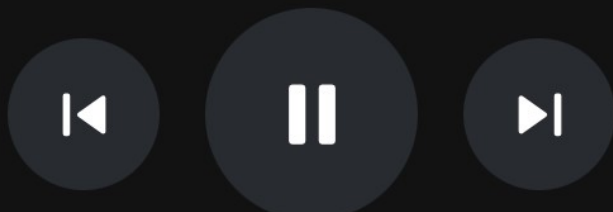


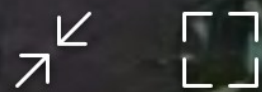
11/3/24 9:20:48 AM



## Person Detection

Live

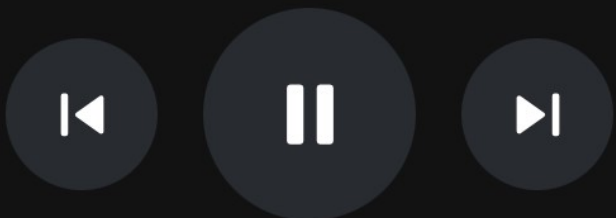




11/3/24 9:20:48 AM

A horizontal bar with a blue rounded rectangle on the left. To its right are four vertical tick marks. The third tick mark from the left has a small number '9' above it. Further right is a blue button with a white person icon and the text 'Person Detected'.

Live







9/12/24 11:31:11 AM

Live View



Live View

Live





11/3/24 9:48:56 AM

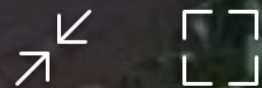
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 Person Detected

Live







11/3/24 9:36:32 AM

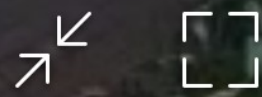
on Detected



Person Detected

Live





11/3/24 9:36:32 AM

on Detected



Person Detect

Live







11/3/24 9:48:56 AM

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 Person Detected

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11/3/24 11:30:59 AM

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 Person Detected

Live







11/3/24 11:33:05 AM

n Detected

 Person Detected

Live







11/3/24 12:15:45 PM

Person Detected

 Person Detected

Live





11/3/24 1:17:16 PM

on Detected

 Person Detected

Live







YESTERDAY 1:21:11 PM



Person Detected

Live







9/12/24 11:31:11 AM

Live View



Live View

Live





11/4/24 1:52:21 PM

Person Detected



Person Detected

Live







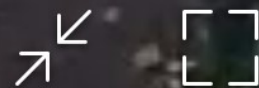
11/3/24 9:48:56 AM

n Detected

 Person Detected

Live





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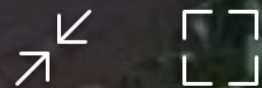
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Person Detected

Live







11/3/24 9:36:32 AM

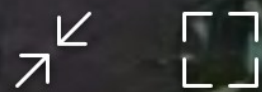
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Person Detected

Live

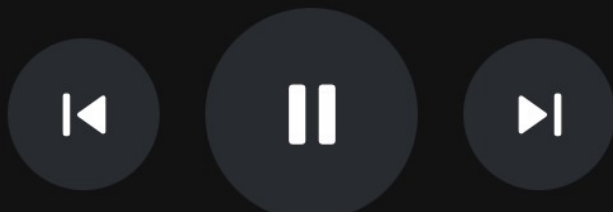




11/3/24 9:20:48 AM

A horizontal bar with a blue rounded rectangle on the left. To its right are four vertical white tick marks. Further right is a blue rounded rectangle containing a white person icon and the text "Person Detected".

Live







11/3/24 11:30:59 AM

ected

 Person Detected

Live







11/3/24 11:33:05 AM

n Detected

 Person Detected

Live







11/3/24 12:15:45 PM

Person Detected

 Person Detected

Live





11/3/24 1:17:16 PM

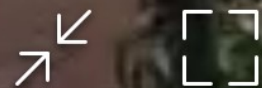
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 Person Detected

Live







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Person Detected

 Person Detected

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9/14/24 11:26:15 AM

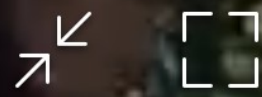
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Live







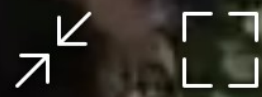
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on Detected

 Person Detected

Live





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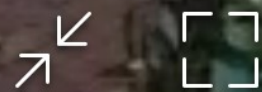
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Live







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 Person Detected

Live





9/14/24 1:23:11 PM

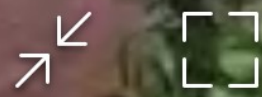
Person Detected

Person Detected

Live







9/15/24 8:53:32 AM

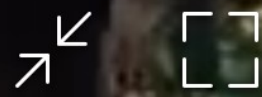
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Person Detected

Live





9/14/24 1:23:27 PM

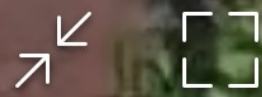
 Person Detected



Live







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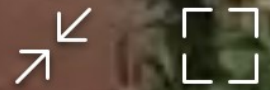
Person Detected



Person Detected

Live





9/15/24 9:58:15 AM

Motion

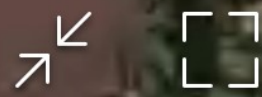


Person Detected

Live







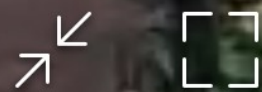
9/15/24 10:59:41 AM

on Detected

 Person Detected

Live





9/15/24 11:13:23 AM

Person Detected

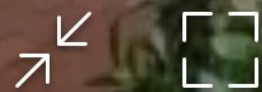


Person Detecte

Live







9/17/24 12:22:20 PM

Person Detected



Person Detect

Live







9/24/24 1:03:18 PM

n Detected

 Person Detected

Live







9/19/24 2:17:43 PM

son Detected

 Person Detected

Live







9/19/24 2:20:55 PM

Detected

 Person Detected

Live

