BOARD OF ZONING ADJUSTMENT
FOR THE DISTRICT OF COLUMBIA

REQUEST FOR PARTY STATUS IN BZA APPEAL NO. 17092

Mid-City Development Company, LLC, with a business mailing address of PO Box 12040, Washington, DC, 20005, as owner of 1522-1526 14th Street (currently under development as "Lofts 14", 1401 Church Street, NW) requests party status in BZA Appeal No. 17092 of Stephanie Mencimer, Erik Wemple, John Weaver and Forrest R. Smith, against the decision of the Zoning Administrator to authorize the location of a 24-hour dog boarding kennel use at premises 1412 Q Street, NW, (Square 0209, Lot 0878) per Certificate of Occupancy No. 57903, dated July 23, 2003, issued to WagTime, LLC.

Mid-City Development Company (MCDC) requests the permission of the BZA to appear and participate as a party to this appeal, in particular as a **proponent of this appeal**, which is scheduled for hearing on January 20, 2004. MCDC will not be represented by legal counsel and will appear either in the person of the undersigned company representative, or will be represented by the persons representing Ms. Mencimer and Messrs. Wemple, Weaver and Smith in this appeal.

MCDC is the recorded owner of Lot 98 in Square 0209, a parcel of land and buildings located across the public alley immediately to the rear (south) of WagTime's premises at 1412 Q Street, NW, and a parcel on which **85 condominiums** are currently under construction. **MCDC's property is located approximately 20 feet** from the rear of WagTime's premises at 1412 Q Street, NW, the property that is the subject of the appeal in this case.

MCDC's property is directly affected by the noise and odor impacts of WagTime's use of the property at 1412 Q Street as a 24-hour boarding kennel. On a daily basis, loud barking noise from the dogs being boarded at WagTime emanates from 1412 Q Street and **this noise results in our property being subject to frequent and excessive noise disturbance** from WagTime. Our property is currently under construction for condominium sale and occupancy, and it is our belief that the noise from WagTime will represent a disturbance to the eventual owners and occupants of the condominiums currently under development. For this reason, we request party status to this appeal on the basis that our property is significantly more affected by the use approved by the Zoning Administrator than those of other persons of the general public.

Respectfully submitted,

R. Scott Pannick
Principal
Metropolis Development Company

Managing Member of
Mid City Development Company, LLC

January 6, 2004

BZA
Case No. 17092
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 17092
EXHIBIT NO. 27