Form 140
(Revised 03/15/02)

Case No. 17589

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PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	The Richmond Condominium Association, Jennifer Waldman, President						
Address:*	1401 17th St NW	**City:***	Washington	**State:***	DC	**Zip:***	20036
Phone:*	(202)248-8143	**Fax:**	(202)667-2650	**Email:**	jenniferwaldman@gmail.com		

I, hereby request to appear and participate as a party. **Signature:** Jennifer Waldman President. **Date:*** 03/22/2007

Will you appear as a(n)	☐	**Proponent**	☑	**Opponent**	**Will you appear through legal counsel**	☐	**Yes**	☑	**No**

If yes, please enter the name and address of such legal counsel.

Name:			
Address:	**City:**	**State:**	**Zip:**
Phone:	**Fax:**	**Email:**	

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

The property in question at appeal is located 3 houses down from The Richmond Condominium, a 130 unit building. The Richmond and the property in question share an ally.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

The Richmond Condominium is a 130-unit condominium with a majority of owner occupied units.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

They share an ally in common. The front doors of both properties are within the 200 ft.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

If the Board grants 1417 17th St. its requested zoning, the residents of the Richmond Condo fear that the problems that were previously associated with the property in question will return. These include, but are not limited to, severe rat infestation, cooking odors, trash and debris on the surrounding sidewalk, severe odors emanating from the dumpster and the dangerous use of motorized bikes and scooters on the sidewalk.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

There have been numerous issues with this property in the past. It is those issues that led to the former tenant, China Express, being shut down. The residents of The Richmond Condominium deserve to be able to rightfully enjoy the outdoor space as part of their residences. In the past, this space was zoned for use as a delicatessen and the landlord knowingly allowed it to be used as a fast food chinese restaurant with inoperating safety mechanisms and unsanitary conditions. It is our fear that these conditions will return.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

The Richmond Condominium and 1417 17th St. share a common ally. In addition, the placement of the dumpster, previously used for trash from China Express located at that location, is directly next door to the Richmond Condominium's pool. The odors that come from the dumpster are offensive. The rats that are attracted to the dumpster are uncleanly and a health hazard. Both the odors and the rats distract from the Richmond Condominium's residents use and enjoyment of the pool and their outdoor space.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17589
EXHIBIT NO. 19

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