

February 16, 2016

Marnique Y. Heath, Chairperson
Board of Zoning Adjustment
Government of the District of Columbia
One Judiciary Square
441 4th Street, N.W. Suite 210-S
Washington, D.C. 20001

RE: Request to be Heard at Hearing on Case 17703 A – Application of Sidwell Friends School, pursuant to 11 DCMR §§ 3103.2 and 3104.1, for a variance from the height requirements under § 400.9, and a special exception from the private school requirements under § 206, to increase the size of an existing education campus and number of students and staff in the C-2-A/R-1-B District at premises 3825 Wisconsin Avenue N.W. (Square 1825, Lot 816 and 818).

Dear Chairperson Heath:

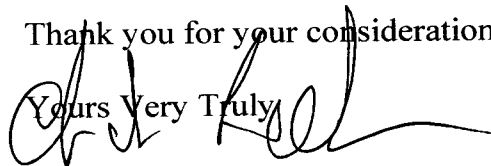
Attached is our Form 140 Request for Party Status in the above reference case.

Submitted with the application are signed affidavits from residents of the Springland Farm Community whose home lies within 200' of the Washington Home property.

I am authorized to submit this request by the Springland Farm Community LLC. This authorization includes the power to bind the LLC in this case.

Attached are affidavits from residents of the Springland Farm Community whose home lies within 200' of the Washington Home property authorizing the Springland Farm Community LLC to represent them in the Washington Home / Sidwell School case 17703 A and agreeing to be bound by the decision of the BZA in this case.

Thank you for your consideration of this Application.


Yours Very Truly
Chuck Ludlam

4020 Reno Road NW
Washington, D.C. 20008

Chuck.ludlam@gmail.com
202-364-6021

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D.C. OFFICE OF ZONING
2016 FEB 16 AM 10:55



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	Charles Ludlam - Springland Farm LLC		
Address:	4020 Reno Road, NW, Wash DC 20008		
Phone No(s):	202-364-6021	E Mail:	chuck.Ludlam@gmail.com
I hereby request to appear and participate as a party in Case No.:		17703A - Sidwell	
Signature:	Charles Ludlam	Date:	Feb 16, 2016
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:			
Phone No(s):		E Mail:	

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (*Zoning Commission only*);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (*Zoning Commission only*); and
4. The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

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 Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 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 Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
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 persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

Form 140: Springland Farm Community LLC

Witness List: Springland Farm Community LLC

Dina Curtis – Chair (3685 Upton)

Chuck Ludlam – Secretary and Founder (4020 Reno, corner of Upton)

Richard Danzig – Board Member (3670 Upton)

Vanessa Johnson – Board Member (3530 Tilden)

The Springland Farm Community LLC represents 100 homeowners on the historic Springland Farm, founded in 1800 by John Adlum. His heirs became real estate developers and built essentially all of the homes in our community. The boundaries of the Adlum farm include Springland Lane, Tilden Street, Upton Street and adjoining streets. The Adlum manor house is historically designated as is the farm's spring house. Our homes surround the Sidwell proposed Lower School campus; we represent the most proximate neighbors to the project.

We are authorized to submit this request by the Springland Farm Community LLC to appear as witnesses. This authorization includes the power to bind the LLC in this case.

Summary of the testimony of each witness: Our LLC led the intensive negotiations between the neighbors and Sidwell Friends School. We expect to reach a global agreement to recommend to the ANC and BZA regarding this development and will testify in favor of the project, with detailed stipulations. We will oppose a proposal that may be made to remove the DDOT traffic calming islands on Upton Street; Sidwell has said that removal of the islands is not necessary to implementation of the plan to mitigate traffic embodied in our global agreement. (Thus we appear both to support and oppose.)

Expert Witnesses: None

Time Request: We request 20 minutes for our testimony

Party Status Criteria:

1. How the property owned or occupied by the person, or in which the person has an interest, will be affected by the action requested of the Commissioner/Board;

[The Springland Farm Committee LLC represents the 100 homeowners whose homes lie immediately adjacent to and surround the Lower School property. Many of our homeowners live within 200 feet of the project – immediately across the street. We have multiple interests in connection with the Sidwell requested action, including the potential for traffic gridlock in our community unless Sidwell agrees to move the drop off and pickup of Middle School to Wisconsin Avenue, limit the number of passenger car trips to the Lower School, and implement an ambitious Traffic Demand Management Plan (TDMP). We also stand to lose on-street parking and green space. We stand to lose even more if the DDOT approved traffic calming islands on Upton at Wisconsin and Reno are removed and we are swamped with cut-through traffic seeking to avoid the arterial streets.]

2. What legal interest does the person have in the property, such as owner, tenant, trustee or mortgagee;

[None]

rd

3. What is the distance between the person's property and the property that is the subject of the action before the Board (preferably no further than 200 feet);

[The homes of many of our LLC members lie immediately adjacent to the Sidwell Lower School property and the others all lie within one block. Others lie immediately adjacent to the DDOT traffic calming islands on Upton.]

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

[The 100 homeowners the LLC represents have multiple interests in connection with the requested action, including pollution from excessive traffic congestion and cut-through traffic, dangerous conditions for children and the elderly from speeding on Upton Street, side-swiping of cars parked on Upton Street, loss of ingress and egress to our homes and driveways, and substantial loss of property value.]

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;
and

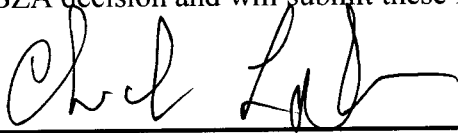
6. Explain how the person's interests as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning relief than those of other persons in the general public.

[We are the LLC that represents the immediately proximate neighbors who will feel essentially all of the impacts – positive and negative – of this development. We have led the negotiations between the neighbors and Sidwell regarding this development.]

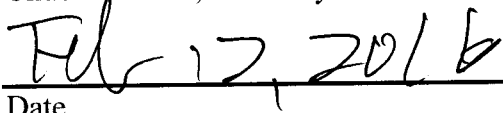
Minutes of Board Meeting of Springland Farm Community LLC

On February 12, 2016 the Board of the Springland Farm Community LLC agreed to seek status as a party in the pending Sidwell School petition to the BZA. Case 17703A.

The Board agreed that the LLC will be bound by the decision of the BZA. In addition, we are securing authorization by all of the members of the LLC who live within 200 feet of the boundary of the Sidwell property to authorize the LLC to represent them and be bound by the BZA decision and will submit these forms with our request for party status.



Chuck Ludlam, Secretary



Date



**Affidavits from residents of the Springland Farm
Community whose home lies within 200' of the Washington
Home property authorizing the Springland Farm
Community LLC to represent them in the Washington
Home / Sidwell School case 17703 A and agreeing to be
bound by the decision of the BZA in this case.**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

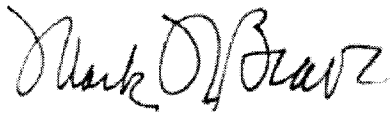
**This authorization includes the power of Springland Farm
Community LLC to bind ~~the~~ me in this case before the Board**

Mark N. Bravin

Name (print)

4019 37th St. NW

Address



Signature

February 15, 2016

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Anne-Lise Auclair Jones

Name (print)

3725 Upton St. NW. DC 20016

Address

Auclair

Signature

2/15/16

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Marc and Lise Howard

Name (print)

3637 Tilden St. NW, Washington DC 20008

Address



Signature

February 15, 2016

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Name (print) TIM + ZOE CALLAGHER

Address 3677 UPTOWN ST NW
WASHINGTON DC 20008

Signature



Date



Return to Chuck Ludlam
4020 Reno Road
202-364-6021

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Laura Ann Hutchison

Name (print)

3643 Tilden St NW, Washington, DC 20008

Address

Signature

Laura Ann Hutchison

2/14/2016.

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Frank Albert

Name (print)

3681 Upton St, NW, DC 20008

Address

Frank Albert

Signature

Feb. 13, 2016

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home

Mark Pugliese
Name (print)
3711 Upton Street NW
Address
Mark Pugliese
Signature
February 12, 2016 Date

Return to Chuck Ludlam
4020 Reno Road
202-364-6021

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Eugene T. Rossides

Name (print)

3666 UPTON ST. NW., WASH., DC 20008

Address

Eugene T. Rossides

Signature

February 13, 2016

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Wendy McGrath
Name (print)

3715 Upton Street, NW Washington, DC 20016
Address


Signature

2.14.2016 Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Daniel McBrat
Name (print)
3715 Upt St NW
Address
[Signature]
Signature
2/14/15 Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Name (print) JOSEPH HANDWERGER

Address 3743 Upton St. NW 20016

Signature

Joseph Handwerker Date

Return to Chuck Ludlam
4020 Reno Road
202-364-6021

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

JANE MACLEISH

Name (print)

3743 UPTON ST NW DC 20016

Address

Signature

Jane Macleish.

2/15/16

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

DINA & WAYNE CURTIS
Name (print)

3685 UPTON ST NW
Address

Wayne Curtis, PhD
Signature

Dina Curtis 2/15/16 Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Cory and Matthew Levine

Name (print)

3701 Upton St NW Washington, DC 20016

Address

Cory Levine

Signature

2/15/2016

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Richard DANZAS
Name (print)

3670 Upton St NW
Address

[Signature]
Signature

2/15/16 Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Lisa Danzig
Name (print)
3658 Upton St. NW Wash DC 20008
Address
Lisa Danzig
Signature
2/15/16 Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Tia (Theresa) Cudaby
Name (print)

3721 Upton St NW WDC 20016
Address

Tia Cudaby
Signature

2.15.16 Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**

**Authorization for Springland Farm Community LLC:
Representation at March 1 Hearing of the Board of Zoning Adjustment
Regarding Sidwell Friends School Acquisition of Washington Home**

Gena Feith & Daniel Feith

Name (print)

3749 Upton St. N.W.

Address

Gena Feith

Signature

2-17-16

Date

**Return to Chuck Ludlam
4020 Reno Road
202-364-6021**