

Form 140
(Revised 05/01/08)

Case No.

17831



PARTY STATUS APPLICATION

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D.C. OFFICE OF ZONINGNotice: [Click Here for Application Form Instructions](#)

2008 OCT 23 AM 8:58

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated.

Name:* City First Bank of DC / *Marie Bibbs*
 Address:* 1432 U Street, NW City:* Washington State:* DC Zip:* 20009
 Phone:* (202)243-7115 Fax: (202)243-7195 Email: mbibbs@cityfirstbank.com

I, hereby request to appear and participate as a party.

Signature

Marie Bibbs

Date:* 11/05/2008

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?*

I am an executive officer at City First Bank of DC which is located at 1432 U Street. Our customer parking lot is accessed by the alley leading to Treto Way, entered off of U Street. The alley is immediately to the west of the proposed development. The employee parking lot is located in the alley, on the lot immediately next to the existing new development. Thus building egress will be impacted by the development and the volume of activity in the alley.

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

City First Bank is the owner of the property as well as the adjacent carriage house currently utilized by a tenant on the first floor and bank staff on the second floor.

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.)*

less than 200 feet

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?*

The safety of employees and customers will be impacted by the scale of the development being contemplated. Of particular concern will be the entrance to the building. If the existing cut is allowed on 14th Street, it will substantially reduce traffic in the alley. If not then the alley would be utterly unsafe and over utilized. Traffic backups in the alleys already occur and delivery trucks and other service vehicles have a difficult time getting into and out of the alley.

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.*

The noise of the deliveries, noxious odors, traffic congestion and dirt area all additional hazards.

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.*

As noted above, the alley perpendicular to U Street is necessary to access the customer and employee parking lot for City First. Because of banking regulations, we are not able to allow customers to enter the bank from the rear parking lot, thus they must walk alongside the building in the alley to get to U Street to enter the door of the retail branch. The increased utilization of the alley will create a hazard and to the extent that the users are large delivery and other service vehicles, the hazard is increased.

BOARD OF ZONING ADJUSTMENT

District of Columbia

CASE NO.

17831

EXHIBIT NO.

30

202/727.6072

fax

Board of Zoning Adjustment
District of Columbia
CASE NO. 17831
EXHIBIT NO. 30