September 19, 2011

Application Number # 18275

To whom it may concern:

I am the home owner of 1208 Potomac Avenue, SE, Washington, DC 20003-4116 (Square address 1021, Lot 0032). I am writing this letter to have it documented on record at the Office of the Board of Zoning Adjustment. That I, the home owner Valerie E. Robinson is against having a coffee shop and pet supply store (commercial business) located next door (attached) to my home. This proposed business would cause a disturbance to my present living environment that is peaceful and safe. My concerns are:

- Safety;
- An increased number of unknown people (strangers);
- Availability of parking in front of my home;
- Disturbance of rest/sleep due to hours of operation;
- Traffic;
- Excessive noise;
- Cigarette fumes from the patrons in my home;
- Outside seating (if applicable) that would cause excessive trash;
- Bugs, rodents and noise of animals from the pet store;

I strongly disagree with the request of this vendor to locate a commercial business next door to my home which is in a residential neighborhood.

Sincerely,

Valerie E. Robinson
Home Owner

My Commission Expires
November 14, 2014

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18275
EXHIBIT NO. 23

Form 140
(Revised 1/1/11)

Case No. 18275

FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.

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.)

NAME: Last	First	Middle I.
Robinson	Vaccerie	E.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1208 Potomac Avenue		S.E. - Wash.	DC.	2000

Phone No.	Fax No.	E-Mail
202-657-2242	202-544-5591	RarjereAsc.com

I hereby request to appear and participate as a party. Signature: _____ Date: _____

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: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

WITNESS INFORMATION:

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

1. **A list of witnesses who will testify on the person'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:

On a separate piece of paper, 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 appeal or application before the Commission/Board? (Preferably no farther than 200ft.)**
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.

Person vs. Party in a Proceeding

Any person or representative of an organization may provide written and/or oral testimony at a public hearing. A person who desires to participate as a party in a proceeding, however, must make a request and must comply with the provisions on this form. A party has the right to cross-examine witnesses, submit proposed findings of fact and conclusions of law, receive a copy of the written decision of the Zoning Commission or Board of Zoning Adjustment, and exercise any other rights of parties as specified in the Zoning Regulations. Approval of party status is contingent upon the requester clearly demonstrating that his or her interest will be more significantly, distinctively, or uniquely affected by the proposed zoning action than that of other persons.

INSTRUCTIONS

Any request for party status for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").

2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001, not less than fourteen (14) days prior to the date set for the hearing.