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November 15, 2011

2011 NOV 15 AM 11:36

By Messenger

District of Columbia Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, D.C. 20001

Re: BZA Application Number 18285; Application of Verizon Washington DC, Inc.
and Eastbanc, Inc. re 1045 Wisconsin Avenue, N.W. (Square 1189, Lot 830)

Ladies and Gentlemen:

Enclosed please find the Party Status Request of Grace Episcopal Church, Georgetown in connection with the captioned Application pending before the Board of Zoning Adjustment.

Please do not hesitate to contact me should you have any questions regarding this Request. Thank you for your assistance.

Sincerely,

Elizabeth C. Lee
Womble Carlyle Sandridge & Rice, LLP

cc: Rev. John Graham, Rector, Grace Church, Georgetown

Enclosure

WCSR 7031341v1

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18285

EXHIBIT NO. 22

Board of Zoning Adjustment
District of Columbia
CASE NO.18285
EXHIBIT NO.22

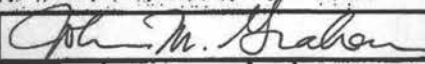
BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

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:	Grace Episcopal Church, Georgetown		
Address:	1041 Wisconsin Avenue NW, Washington, DC 20007		
Phone No(s):	202 333-7100	E-Mail:	JMG@gracedc.org
I hereby request to appear and participate as a party in Case No.:		18285	
Signature:		Date:	11/14/11
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:	Elizabeth C. Lee, Womble Carlyle Sandridge & Rice, LLP		
Address:	1200 19th Street, NW, Suite 500, Washington, DC 20036		
Phone No(s):	202 857 4437	E-Mail:	elee@wcsr.com

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:

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.

Addendum to Form 140 – Party Status Report of Grace Church, Georgetown

BZA Case No. 18285

Witness Information

1. List of Witnesses:

Reverend John Graham, Rector, Grace Church, Georgetown

Peter Wallace, Member, Vestry, Grace Church, Georgetown

Party Status Criteria

Grace Church, Georgetown, is the owner of the property located immediately adjacent to the property that is the subject of this application (“Subject Property”). Our grounds and buildings are located less than fifteen (15) feet from the Subject Property, immediately across the alley which currently serves as the entrance to the Verizon parking lot and which would serve as the entrance to the proposed development on the Subject Property. The entrance to Georgetown Ministry Center (“GMC”), a ministry of Grace Church, is located in the alley, as is the parking space for our Rector, The Rev. John Graham. The subject property is adjacent to the C&O Canal, so it has no immediate neighbors other than Grace Church.

Our historic church and grounds, an anchor of lower Georgetown, currently are visible from Wisconsin Avenue beginning at the top of the bridge over the C&O Canal. The proposed development on the Subject Property would eliminate all views of Grace Church until someone traveling on foot or by car is immediately in front of or at the entrance to the Church’s grounds. This limited vista, combined with the density of the proposed development, have the potential to isolate Grace Church from upper Georgetown.

We are concerned about the impact of the proposed development and resulting construction on the ministry of GMC, including the safety of GMC’s clients.

We request party status as a proponent of this proposed application in the hope and expectation that our concerns will be addressed by the Applicant; we remain in ongoing conversation with the Applicant.

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OFFICE OF ZONING