

DR. DAVID R. SALTER
1315 NAYLOR CT. NW
WASHINGTON, DC, 20001
JANUARY 30TH 2012

RECEIVED
D.C. OFFICE OF ZONING
2012 FEB -2 AM 10: 21

Board of Zoning Adjustment
441 4th Street NW, Suite 200/210-S
Washington DC, 20001

Re: Application Number 18318

Dear Mr. Nero,

I am writing to support the application of KB Developers LLC and Rupp OB LLC for a variance for lot width and area requirements under subsection 401.3 and a variance from the lot occupancy requirements under subsection 403.2 to allow the construction of three one-family row dwellings on the alley lots at 1321 Naylor Court NW (Square 367, Lot 862).

I am significantly affected by this development because my property is within 50 yards of the proposed development. The quality and dimensions of this development will significantly affect the "look and feel" of the alley. Since the alley and every building in the alley has been recognized by the National Register of Historic Places (since 1990) it is imperative that nothing that is constructed (or torn down) diminishes the quality of the collection of the buildings in Naylor Court. I wish to help honor this restrictive covenant.

In my opinion, the proposed development conforms to the historic spirit of the alley while also living within the consumer and regulatory demands of the modern era. Many of the properties in this block occupy 100% of the property lot area: - such as the DC Archives, formerly the US Parks Dept. stables at 1300 Naylor Court, 1317 Naylor Court and 1315 Naylor Court.

It makes great sense to accommodate this request in order not to compromise a well thought out proposal with ideal massing. I have studied the process of preserving stables in Washington D.C. for years and have a blog (<http://preservingdcstables.blogspot.com/>) that is dedicated to this cause. I believe that I have a significant perspective of the configuration of alleys in Washington D.C. and the stables therein. I wish to participate as a party in this proceeding and have enclosed the FORM 140 – Party Status Request.

Sincerely,



BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18318
EXHIBIT NO. 28

preserving dc stables "Old City"

Board of Zoning Adjustment
District of Columbia
CASE NO.18318
EXHIBIT NO.28



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



FORM 140 - PARTY STATUS REQUEST

18318

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:	DR. DAVID R. SALTER		
Address:	1315 NAYLOR CT NW WASHINGTON DC 20001		
Phone No(s):	(202) 696-0155	E-Mail:	DAVIDSALTERMD@AOL.COM
I hereby request to appear and participate as a party.		Signature	Date
		<i>David Salter</i>	Jan 30 th 2012
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:

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?
See letter
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
NONE
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.)
50 yards
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?
see letter
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.
see letter
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.
see letter

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 as 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.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001
(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov