

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

RECEIVED
D.C. OFFICE OF ZONING



2012 APR -2 PM 2:18
MAR 30 2012

APPLICATION NUMBER 18365
TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing at 441 4th Street, N.W., Suite 220 South, Washington, D.C., 20001 on Tuesday, June 26, 2012, on the following application:

Application of CAS Riegler Real Estate Development, pursuant to 11 DCMR § 3103.2, for a variance from the height requirements under subsection 770.1, a variance from the floor area ratio requirements under subsection 2604.1, a variance from the lot occupancy requirements under subsection 2604.2, and a variance from the off-street parking requirements under subsection 2101.1, for an addition to an existing building for a mixed-use residential building with ground floor retail and the construction of a separate row dwelling in the C-2-A District at premises 1250 9th Street, N.W. and 902 N Street, N.W. (Square 368, Lots 912 and 891).

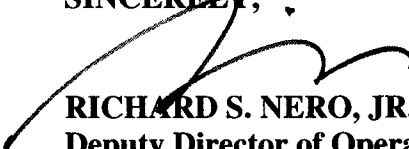
At the public hearing, all interested persons will be given an opportunity to express their views. However, in lieu of appearing at the hearing you may also submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public.

Persons seeking party status shall file with the Board, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Request form, a copy of which is attached hereto. This form may also be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov. This application is located within the boundaries of Advisory Neighborhood Commission 2F. This application will be heard between 9:30 a.m. and 12:00 p.m. If you have any questions about this application, please call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N.W., Suite 200 South, Washington, D.C. 20001. Please refer to the application number when you write or call about this case.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18365
EXHIBIT NO. 23

SINCERELY,


RICHARD S. NERO, JR.
Deputy Director of Operations
Office of Zoning

441 4th Street, N.W., Suite 200/210-S, Washington, D.C. 20001

Telephone: (202) 727-6311

Facsimile: (202) 727-6072

E-Mail: dcoz@dc.gov

Web Site: www.dcoz.dc.gov

Board of Zoning Adjustment
District of Columbia
CASE NO. 18365
EXHIBIT NO. 23



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:			
Address:			
Phone No(s).:		E Mail:	

I hereby request to appear and participate as a party in Case No.:

18365

Signature:		Date:	
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Will you appear as a(n)	☐ Proponent	☐ Opponent	Will you appear through legal counsel?	☐ Yes	☐ No
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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?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N.W. SUITE 200-S/210-S

WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

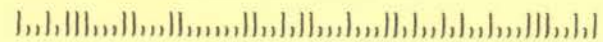


Corey P. Scott
3101 Caymon Court
Chesapeake VA 23321-2444

X 207 NFE 1 2111 00 03/30/
FORWARD TIME EXP RTN TO SEND
SCOTT
116 RIVERSIDE DR
SUFFOLK VA 23435-1729

RETURN TO SENDER

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23321-2444 C00



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment D.C. OFFICE OF ZONING



RECEIVED
2012 APR -4 PM 1:41
MAR 30 2012

APPLICATION NUMBER 18365
TO WHOM IT MAY CONCERN:

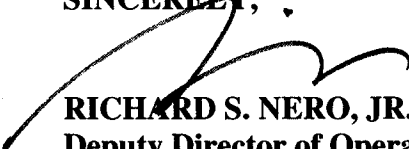
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BEFORE THE ZONING COMMISSION OR
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Name:			
Address:			
Phone No(s):		E Mail:	

I hereby request to appear and participate as a party in Case No.:

18365

Signature:		Date:	
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Will you appear as a(n)	☐	Proponent	☐	Opponent	Will you appear through legal counsel?	☐	Yes	☐	No
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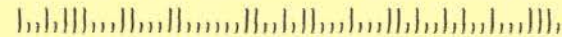
Pete Koutromanos
628 Massachusetts Avenue NE
Washington DC 20002-6006

NIXIE 208 DE 1 00 04/

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 20001271441 *1031-08549-

2000235006 02714



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

RECEIVED
D.C. OFFICE OF ZONING

2012 MAY -2 PM 12: 37



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

Name: Lee Richter, MD
Address: 1229 10th St NW #2 Washington DC 20001
Phone No(s): 203415 2115 E Mail: _____

I hereby request to appear and participate as a party in Case No.:

18365

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: _____
Address: _____
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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? The CAS Real Estate Development will be directly visible from our home.
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
OWNER
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.) 1/2 block
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?
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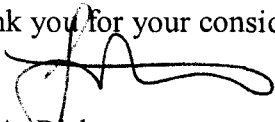
Lee Richter, MD
1229 10th street NW #2
Washington, DC 20001

Regarding the Application of CAS Riegler Real Estate Development in pursuit of variance from the height requirements, floor area ratio requirements, lot occupancy requirements, and off-street parking requirements, all of which I am opposed to.

Party Status Criteria:

1. The CAS Real Estate Development will be directly visible from my house.
2. I am the owner of the property, it is my primary residence.
3. The CAS Real Estate Development is < 1/2 block from my home.
4. My strongest opposition is to the variance from the height requirements. Such a variance will decrease visibility from my home, specifically my roof deck. Additionally, I purchased my home because I liked the charm and beauty of this historic neighborhood. This neighborhood is one of the few areas in the city that has preserved its historic feel. Much of that character is kept by keeping the homes and buildings within the zoning height requirements. If we permit this development to build higher than the surrounding homes/buildings, our neighborhood loses some of its historic charm.
5. The area of this proposed development is within a residential neighborhood. While I am happy to welcome new construction and new businesses, I ask that the developments keep within the zoning laws that aim to preserve our historic neighborhood. This is what makes our neighborhood unique.
6. I will be uniquely affected by the proposed zoning action because I am a homeowner and have my primary residence in the same block. My husband and I raise our son here, we walk by this area several times on a daily basis, our garage opens to the alley where this project will be, and we look out onto this area from our roof and main floor windows.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Lee Richter', with a stylized flourish extending to the right.

Lee A. Richter

Lee Richter

1229 10th St NW Apt 2
Washington DC 20001-4244



Office of Zoning
441 9th St NW Suite 200-5
Washington, DC 20001