

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Board of Zoning Adjustment

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D.C. OFFICE OF ZONING



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**APPLICATION NUMBER 18382**  
**TO WHOM IT MAY CONCERN**

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing at 441 4<sup>th</sup> Street, N.W., Suite 220 South, Washington, D.C., 20001 on Tuesday, July 24, 2012, on the following application.

**Application of Pony Express LLC dba EastBanc, Inc.**, pursuant to 11 DCMR § 3103.2, for a variance from the lot occupancy requirements under section 403, a variance from the rear yard requirements under section 404, a variance from the side yard requirements under section 405 and a variance from the use provisions under subsection 2002.4, to permit the renovation and expansion of an existing building for a retail, commercial and office use in the C-2-A and R-3 Districts at premises 1215 31st Street, N.W. (Square 1209, Lot 826).

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](http://www.dcoz.dc.gov) This application is located within the boundaries of Advisory Neighborhood Commission 2E. This application will be heard between 1.00 p.m. and 6.00 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 4<sup>th</sup> 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. 18382  
EXHIBIT NO. 22

SINCERELY,



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

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

Telephone (202) 727-6311

Faxsimile (202) 727-6072

E-Mail [dcoz@dc.gov](mailto:dcoz@dc.gov)

Web Site [www.dcoz.dc.gov](http://www.dcoz.dc.gov)

Board of Zoning Adjustment

District of Columbia

CASE NO. 18382

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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No(s).: \_\_\_\_\_ E Mail: \_\_\_\_\_

I hereby request to appear and participate as a party in Case No.: **18382**

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: \_\_\_\_\_

Phone No(s).: \_\_\_\_\_ E Mail: \_\_\_\_\_

PARTY WITNESS INFORMATION:

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

1. A list of witnesses who will testify on the party'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.

### *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, submit a Motion for Reconsideration or Rehearing, 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 4<sup>th</sup> 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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
441 4<sup>th</sup> STREET, N W SUITE 200-S/210-S  
WASHINGTON, D C 20001

OFFICIAL BUSINESS  
PENALTY FOR MISUSE

UJF

ROBERT M MORDKIN  
7823 STABLE WAY  
POTOMAC, MD 20854-1790

20854-1790-2



Addressee  
not living here  
please return

RTS

UNDELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
PROCESS MANUALLY