

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Board of Zoning Adjustment

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D.C. OFFICE OF ZONING

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2012 MAY 15 PM 12:41

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**APPLICATION NUMBER 18384
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, July 24, 2012, on the following application.

Application of Epiphania LLC, pursuant to 11 DCMR § 3104.1, for a special exception to permit a massage establishment under section 731, in the DC/C-2-B District at premises 2028 P Street, N.W (Square 96, Lot 18)

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 2B. 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.

SINCERELY,

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18384
EXHIBIT NO. 22


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. 18384
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.:		18384	
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:	

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.

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 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

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



GEORGE Y BRITTON
1415 21ST ST NW APT 2A
WASHINGTON, DC 20036-6948

NIXIE 208 DE 1 00 05/12/17
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC 20001271441 *2517-01728-04-44

20001271441



GOVERNMENT OF THE DISTRICT OF COLUMBIA

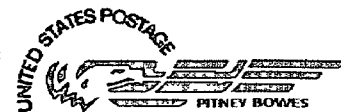
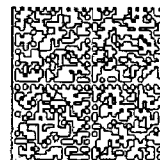
OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE



02 1M \$ 00.45⁰
0004232966 MAY 04 2012
MAILED FROM ZIP CODE 20001

PIERRE Y MOULIERE
1409 21ST ST NW APT 3C
WASHINGTON, DC 20036-6961

NIXIE 208 DE 1 00 05/08/17
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ATTEMPTED - NOT KNOWN
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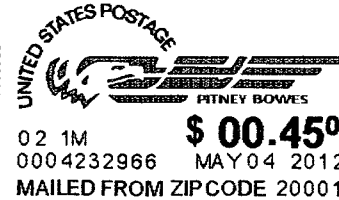
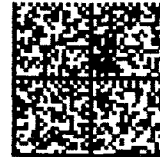
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OFFICE OF ZONING

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

WASHINGTON, D C 20001

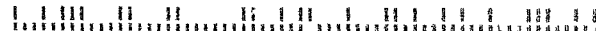
OFFICIAL BUSINESS
PENALTY FOR MISUSE



JAMES T KAIDY
5326 TARKINGTON PL
COLUMBIA, MD 21044-5406

NIXIE 212 DE 1 00 05/13/12
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GOVERNMENT OF THE DISTRICT OF COLUMBIA

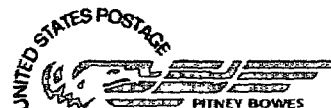
OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS

PENALTY FOR MISUSE



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MAILED FROM ZIP CODE 20001

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KENNETH M GEISELHART TRUSTEE
1415 21ST ST NW # A
WASHINGTON DC 20036 5951

NIXIE 208 DE 1 00 05/12/12
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RC 20001271441 *2517-01739-04-44

25000127144



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
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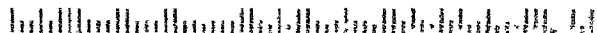
Close
5/17/12
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EPIPHANIA LLC
2028 P ST NW
WASHINGTON, DC 20036-5914



NIXIE 202 DE 1 00 05/09/12
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

2006452242



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

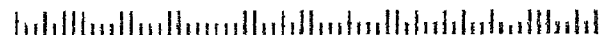


LOUISE K WEBB
1409 1/2 21ST ST NW APT B
WASHINGTON DC 20036-6953

A handwritten signature in black ink, appearing to be "Louise K Webb", written over the return address.

NIXIE 208 DE 1 00 05/08/17
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BO 20001271441 2517-1052-04-43

20001271441



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



LOUISE K WEBB
1409 1/2 21ST ST NW APT B
WASHINGTON DC 20036-6953

A handwritten signature in black ink, appearing to read "Louise K Webb".

NIXIE 208 DE 1 00 05/08/12
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UNABLE TO FORWARD
RE 20001271441 42517-01695-04-24

22336166734
2000102714



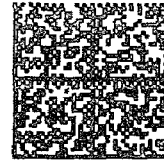
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



UNITED STATES POSTAGE
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FITNEY BOWES
02 1M \$ 00.45⁰
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MAILED FROM ZIP CODE 20001

ROBERT B CRAWFORD
1409 21ST ST NW APT 2B
WASHINGTON, DC 20036-6957

NIXIE 208 DE 1 00 05/08/12
RETURN TO SENDER
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UNABLE TO FORWARD
R1 20001271441 42517-01696-04-44

2376618657142



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



PIERRE Y MOULIERE
1409 21ST ST NW # P3
WASHINGTON, DC 20036-5952

A handwritten signature in black ink, appearing to be "Pierre Y. Mouliere", written over a white background.

NIXIE 208 DE 1 00 05/08/12

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

RE: 20001271447 42517-10563-04-44

2006102724



NIXIE 208 DC 1 00 05/18/12
RETURN TO SENDER
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RT: 20001271441 12517-10543-04-44

GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

441 4th STREET, N W SUITE 200-S/210-S
WASHINGTON, D C 20001

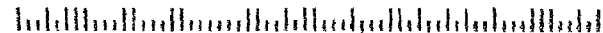
OFFICIAL BUSINESS
PENALTY FOR MISUSE



KENNETH M GEISELHART TRUSTEE
1415 21ST ST NW
WASHINGTON DC 20036-5951

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HAYNIE
535 ORANGE GROVE CIR UNIT 136
PASADENA CA 91105-2885
RETURN TO SENDER

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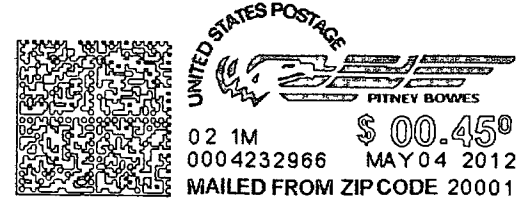
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



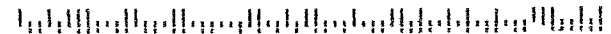
NSW



SARAH E LOWERY
2007 Q ST NW # 404
WASHINGTON, DC 20009-1009

NTXTE 208 DE 1 00 05/08/12
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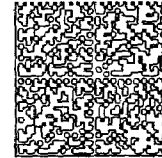
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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING

441 4th STREET, N W SUITE 200-S/210-S
WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



UNITED STATES POSTAGE

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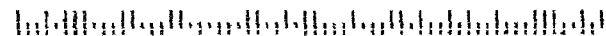
MOSES ZAVALITA
2007 Q ST NW
WASHINGTON, DC 20009-1009

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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
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RT 20001271441 *2512-10/16-04-43

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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

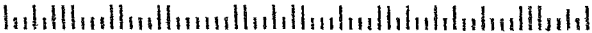


LIZA DUNHAM
1416 21ST ST NW APT 102
WASHINGTON, DC 20036-5950

A handwritten signature in black ink, appearing to be "Liza Dunham".

NIXIE 208 DE 1 00 05/08/12
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RT 20003271441 42517-10754-04-44

200032714



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



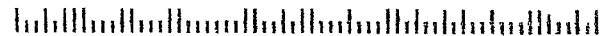
NICOLE M POKRYFKA C/O UNIT 302
1416 21ST ST NW
WASHINGTON, DC 20036-5930

A handwritten signature in black ink, appearing to be "Nicole Pokryfka".

NIXIE 208 DE 1 00 05/08/12
RETURN TO SENDER
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UNABLE TO FORWARD

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33065186714
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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



TROY M SULLIVAN
1416 21ST ST NW APT 201
WASHINGTON, DC 20036-6908

A handwritten signature in black ink, appearing to read "Nixie", written over the return address.

NIXIE 208 DE 1 00 05/08/12
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC 20001271443 42517-30778-04-44

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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



ETHAN TITELMAN
3303 WATER ST NW UNIT 8N
WASHINGTON, DC 20007-3581

X 207 NFE 1 R101 00 05/04/12
FORWARD TIME EXP RTN TO SEND
TITELMAN
4440 WILLARD AVE APT 1235
CHEVY CHASE MD 20815-3771
RETURN TO SENDER

2200018334 C137

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



ADAM GOLDSTEIN
2016 P ST NW # 202
WASHINGTON, DC 20036-5938

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NIXIE 208 DE 1 00 05/08/12

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC 20001271441 22517-10549-04-43

22006132714



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



TIMOTHY D BROWN
1426 21ST ST NW
WASHINGTON DC 20036-5947

NIXIE 208 DE 1 00 05/08/12

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

RC 20003271441 42517-10534-04-43

2006102714



GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

444 4th STREET, N W SUITE 200-S/210-S

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



MATTHEW J WEBSTER
2016 P ST NW UNIT 401
WASHINGTON, DC 20036-5938

A handwritten signature in black ink, appearing to be "M. Webster", written over a horizontal line.

NIXIE 208 DE 1 00 05/08/12
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC 200012/1441 #7517-10548-04-44

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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



J R HUNT JR
1415 21ST ST NW UNIT B
WASHINGTON, DC 20036-5951

NIXIE 208 DE 1 00 05/08/12

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

RI 200012/1441 *2517-01/01-04-44

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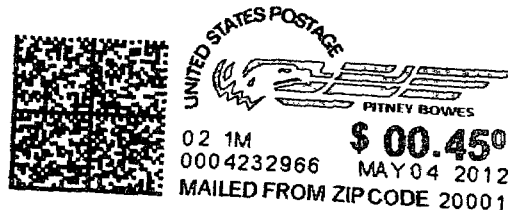
GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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

WASHINGTON, D C 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



KARIM G FADEL
2016 P ST NW # 201
WASHINGTON, DC 20036-5938

A handwritten signature in black ink, appearing to be "Nixie", written over the return address.

NIXIE 208 DE 1 00 05/08/12
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RL 20001221441 22517-10532-04-44

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