

Preserve Our Green Space In Sheridan-Kalorama

2229 California Street N W • Washington, DC 20008

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September 3, 2012

Mr. Lloyd Jordan
Chair, Board of Zoning Adjustment
Mr. Clifford Moy, Secretary
Board of Zoning Adjustments
441 4th Street N.W. Suite 200 S
Washington, DC 20001

IN RE. BZA 18398; 2130 Bancroft Place, N.W.
Party Request by Preserve Our Green Space in Sheridan-Kalorama

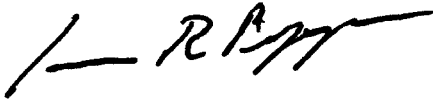
Dear Chair Jordan and Secretary Moy:

This is written to request party status in the Board of Zoning Adjustment hearing of the variance application BZA 18398 for September 18, 2012 at 9:30 AM.

Please find attached our completed Form 140 together with continuation pages.

Thank you for your consideration.

Sincerely,



For: Saone B. Crocker
President

cc: ANC 2D: Dr. David Bender, Chair
Mr Eric Lamar, Vice Chair
Saone B Crocker, President, POGS
Kindy French, President, SKHA
Sally Lichtenstein Berk, SKHA
Deborah Carstens, 2128 Bancroft Place N.W.
Melinda Bieber, 2132 Bancroft Place, N.W.
Marie Drissel and R. Curtis Bristol, 2135 Bancroft Place, NW

ATTACHMENT: Party Status Request Preserve Our Green Space in Sheridan-Kalorama

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18398

Saone B Crocker, President, POGS • 202 256 4777 • saonec@aol.com

EXHIBIT NO.

35



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

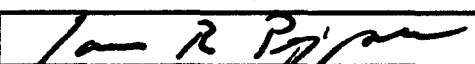


FORM 140 - PARTY STATUS REQUEST

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:	Preserve Our Green Space in Sheridan-Kalorama (POGS)			
Address:	2229 California St NW			
Phone No(s):	202 332 0183; 267 240 8771	E Mail:	james_pepper@msn.com	
I hereby request to appear and participate as a party in Case No :		BZA 18398 ;2130 Bancroft PI NW		
Signature:			Date:	September 1, 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:	N/A		
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, James R Pepper (see attached)
- 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 attached continuation sheet)
- 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.

PARTY WITNESS INFORMATION: CONTINUATION PAGES

BZA 18398, 2130 Bancroft Place, NW, DC 20008

Preserve Our Green Space in Sheridan-Kalorama (POGS)

Form 140 - Party Status Request CONTINUATION SHEET

PARTY WITNESS INFORMATION

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

James R Pepper, of 2219 California St NW Washington, DC

2. N/A

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;

James Pepper, in 37 years with the National Park Service (now retired), has managed several major cultural resource, historic preservation and natural resource projects including coordinating activities for significant restoration projects, has coordinated and supervised programs involving preservation of properties on or eligible for the National Register of Historic Preservation and National Historic Landmarks. He has worked in leading preservation, legislation and appropriations activities at the national, regional and local levels, including, as examples, as the legislative point person in Washington on major national preservation legislation and locally as Executive Director of a national heritage area with over 10,000 historic properties, the Blackstone River Valley in Massachusetts and Rhode Island, often cited as the national model for regional heritage area preservation efforts.

He has been a member of numerous preservation and economic development boards of directors—including Save The Bay in RI and the Northern RI Economic Development Partnership and Blackstone Valley Chamber of Commerce, and has been commended for his work by among others the Massachusetts and Rhode Island legislatures, the Providence RI Chamber of Commerce, 3 US Secretaries of the Interior (both parties), Senator Edward Kennedy, Senator Chuck Schumer, and President Jimmy Carter.

He has testified before the DC Historic Preservation Review Board and the DC Zoning Commission, the New York City Council, US Congressional Committees, Massachusetts public utilities commission, the Federal Emergency Management Agency; the General Services Administration and several city and town governments among others. He currently is appointed by the US Secretary of the Interior to the Paterson National Historical Park Advisory Board, to review the development and implementation of preservation plans. He is on the Board of Preserve Our Green Space in Sheridan-Kalorama.

4. The total amount of time being request to present your case

This testimony will take approximately 5 minutes

PARTY STATUS CRITERIA:

1. How will the property in which the person has an interest be affected by the action requested of the Commission/Board?

The mission of Preserve Our Green Space in Sheridan-Kalorama is to research the historical significance of the public and private green space in Sheridan-Kalorama, to inventory and to preserve the green space that is character defining to the historic landscape of that neighborhood. This proposed project would eliminate a major private garden of significance and benefit to the neighborhood and the City that would alter significantly the character of the Sheridan-Kalorama Historic District. The loss of this garden and the compromise to the distinctive streetscape diversity would be a precedent for future erosion to zoning and Historic District protection in the neighborhood, and would thereby be a direct impact on the lives and properties of board members and neighborhood associates and supporters.

2. What legal interest does the person have in the property?

This party has no property interest in 2130 Bancroft Place, but has an interest through its organizational mission that the legal protections of the DC Historic Preservation Law are enhanced and accordingly generally opposes providing the benefit of zoning variances that would undermine the public benefit of landscape and streetscape and historic green space intended by the Historic Preservation Law.

3. What is the distance between the person's property and the property that is the subject of the application before the Board of Zoning Adjustment?

This Party holds no property as an organization, but for 2130 and all nearby properties, its purpose is to work to sustain and enhance the legal protections for historic landscape, the green space and the streetscape for all the properties within the Sheridan-Kalorama Historic District.

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 Board is approved or denied?

The green space and the "harmonious diversity" of the neighborhood are major reasons for the quality of life in the neighborhood and the value of the properties. The loss of this garden and distinctive character of the streetscape would be an immediate loss of value to every resident, and as a precedent of similar future variances, be a threat to the neighborhood as a whole. Gardens have demonstrated physical and psychological value to the health of the City and to adjacent neighbors and future residents of 2130 Bancroft Place. As a neighborhood, Sheridan-Kalorama was designed as a "City Beautiful" development, an architectural movement specifically established to bring the healthful effects of abundant gardens and vegetation to city centers for purposes of public health. Any loss therefore to gardens by providing this variance would affect the intended healthful character of the neighborhood, affect the economic and physical health of the neighborhood residents, and compromise the current initiative of the City and the Mayor to enhance the Green qualities of the City of Washington.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.

The economic value of the properties of Sheridan-Kalorama is buoyed up by the confidence new buyers have that the existing Historic Preservation Law and historic easements will protect the character of the neighborhood. Prospective buyers will lose that confidence that the historic character of the

neighborhood will be retained if such variances as this are approved. It is the distinctive architectural and streetscape diversity and variety of the properties that together create a great sense of architectural harmony, as specifically noted in the Historic District Nomination of the Sheridan-Kalorama Historic District. The façade redesign has been admitted by the architect to be a deliberate attempt to homogenize the neighborhood. Currently, 2128 Bancroft Place and 2130 – once the ballroom to 2128 Bancroft – are companion pieces with similar rooflines and you can “read” this history of the neighborhood in the existing design. This plan, by adding the entirely different mansard roof design of 2132 Bancroft Place to 2130, would make unreadable the historic connection of 2130 Bancroft Place and contribute to the uncharacteristic homogenization of the Historic District. This unfortunate result should not be facilitated by the variance as sought.

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.

Preserve Our Green Space in Sheridan-Kalorama (POGS) is the only organization in this neighborhood focused as its mission to preserve the green historic landscape of the neighborhood, including the green space and streetscape diversity, as identified in the Historic District Nomination of the Sheridan-Kalorama Historic District. In its Decision to sign off on this Nomination the HPRB specifically said the character of the neighborhood as a green “enclave” in the inner city makes the District distinct, and of value to the City as a whole. The entire organizational purpose of this applicant for Party Status would be uniquely affected if a variance to destroy the garden of 2130 were approved.

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