



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:	St. Phillip's Baptist Church		
Address:	1001 North Capitol Street, N.E., Washington, D.C. 20002		
Phone No(s):	202 789-0840	E Mail:	
I hereby request to appear and participate as a party in Case No.:	#18412		
Signature:	<i>Tr. Ch. Farris L. Whitfield</i>	Date:	September 18, 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:	George R. Keys, Jr.		
Address:	1400 16th Street, N.W. - Suite 710, Washington, D.C. 20036		
Phone No(s):	202 483-8300	E Mail:	gkeys@jordankeys.com

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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18412

EXHIBIT NO. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 18412
EXHIBIT NO. 31

Form 140 - Party Status Request (Continuation Page)
BZA App No. 18412

Party Witness Information

Rev. Dr. André H. Owens, Pastor
Farrie Whitfield, Chairperson, Board of Trustees

Party Status Criteria

1. How will the property owned by St Phillip's Baptist Church be affected by the action requested of the Board?

The Church, a designated historic landmark built in 1892, will be overshadowed by the proposed 130-foot building developed almost to the common property line. The addition of 122 residential apartment units without the provision of any off-street parking spaces will exacerbate the dire on-street parking situation for the neighborhood

- 2 What legal interest does St. Phillip's Baptist Church have in the property?

St. Phillip's Baptist Church owns Lot 802 and 0846 in Square 0674.

3. What is the distance between St. Phillip's Baptist Church and the property that is the subject of the application before the Board?

St. Phillip's Baptist Church occupies the land immediately to the south of the subject property and the church building touches on the common property line.

4. What are the environmental, economic or social impacts that are likely to affect St Phillip's Baptist Church if the action requested of the Board is approved?

The proximity and size of the proposed building will virtually eliminate natural light to the stained glass windows on the north side of the church building. The applicant proposes to place its loading dock and trash removal facilities directly adjacent to the church building. The location of a 130-foot building adjacent to a fragile historical landmark threaten the structural integrity of the church building.

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

St. Phillip's Baptist Church is the home of two congregations which share the sanctuary for Sunday services, both will be adversely affected by the development of the proposed apartment building on the adjacent lot.

6. Explain how St Phillip'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

Like all downtown congregations, St Phillip's Baptist Church is challenged to remain viable in the urban setting. More competition for street parking will adversely affect church attendees. The applicant proposes an undefined ground floor retail use which is necessarily proximate to the church building. Certain retail uses could create conditions that would detract from and be incompatible with the religious use of the church building