

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

FORM 140 - PARTY STATUS REQUEST

18506

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:	Adams Morgan for Reasonable Development		
Address:	c/o CHRIS OTTEN, 1830 BELMONT RD NW WDC 20009		
Phone No(s):	202 670 2366	E Mail:	admo4rd@gmail.com
I hereby request to appear and participate as a party in Case No.:			
Signature:	[Signature]		
Date:	2/11/13		
Will you appear as a(n) <input type="checkbox"/> Proponent <input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If yes, please enter the name and address of such legal counsel.			
Name:	BOARD OF ZONING ADJUSTMENT District of Columbia		
Address:	CASE NO. 18506		
Phone No(s):	E Mail:	EXHIBIT NO. 22	

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?
- SEE ATTACHED
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
- SEE ATTACHED
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.)
- SEE ATTACHED
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?
- SEE ATTACHED
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.
- SEE ATTACHED
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.
- SEE ATTACHED

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Board of Zoning Adjustment, 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
CASE NO.18506
EXHIBIT NO.22

Adams Morgan for Reasonable Development

February 11, 2013

Re: BZA Case No. 18506

Pursuant to DCMR 11-3106, Adams Morgan for Reasonable Development is filing as a party to the Board of Zoning Adjustment Case No. 18506 regarding the residential and commercial development proposed to be located at 1700 Columbia Road, NW.

Adams Morgan for Reasonable Development is an unincorporated non-profit association driven by participating members (participants) who live in Adams Morgan and who are concerned and affected by construction projects in the neighborhood that directly impact their architectural, environmental, economic, and social quality of life.

In BZA Case No. 18506, the exceptions being requested by the applicant will directly impact light and air, noise, traffic, and land values of Adams Morgan for Reasonable Development participants living in proximity of this proposed project and as such we are filing in opposition to the application.

These participants either own condominiums/cooperative units or rent apartment units nearby, and for administrative efficiency in this BZA process seek to be heard as a group of affected residents. Most of these participants live within two hundred feet of the proposed project site.

Affects on light and air, local traffic issues, noise, and stability of land values will especially impact these nearby residents due to their proximity much more significantly than any impacts to the general public.

This is an initial submission to the Board so to mark that Adams Morgan for Reasonable Development is indeed interested in becoming a party to this case. We intend to file supplemental documents when City agencies, like DDOT and the Office of Planning submit their reviews. To this point the public has not seen or heard how these important City planning agencies view this particular proposed project and what prism of analysis they intend to use to conduct such reviews.

Please contact our agent below with any questions regarding this request for appearance as a party.

Regards,



Adams Morgan for Reasonable Development
c/o Chris Otten
1830 Belmont Road, NW
Washington, DC 20009
202-670-2366

**FAX TO: Board of Zoning
Adjustment**

Fax: (202) 727-6072

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D.C. OFFICE OF ZONING
2013 FEB 11 PM

**From: Adams Morgan for
Reasonable Development
Phone: 202-670-2366**

**Re: Request for Party Status, BZA
Case No. 18506**

Sent on 2/11/13 at 4:50pm