
FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.

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.)

NAME: Last **Bundy** First **Pamela** Middle I.
 ADDRESS: Street **1350 Wallach Pl. NW** Apt. # (if any) City **WASHINGTON, DC** State Zip Code **20009**
 Phone No. **202-628-1930** Fax No. E-Mail **pbundy@bundydevelopment.com**

I hereby request to appear and participate as a party.

Signature

Date

9/10/2013

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: Last **BOARD OF ZONING ADJUSTMENT** First Middle I.
District of Columbia
 ADDRESS: Street **CASE NO. 18614** Ste. # (if any) City State Zip Code **20009**
EXHIBIT NO. 26
 Phone No. Fax No. 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:

On a separate piece of paper, 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 appeal or application before the Commission/Board? (Preferably no farther than 200ft.)
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.

CASE NO. 18614
EXHIBIT NO. 26

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30th Street Crescent LLC
Square 4376, Lot 32 N.E.
Washington D C. 20018

Form 140 – Party Status Request
Party Status Witness List

- Pamela Bundy – Owner 30th Street Crescent LLC – Square 4376, Lot 32

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30th Street Crescent LLC
Square 4376, Lot 32 N.E.
Washington D.C. 20018

Form 140 – Party Status Request
Party Status Criteria

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Questions referencing why Pamela Bundy (30th Street Crescent LLC) 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?
R The action requested of the commission/board will result in continued depressed property values because the parking lot looks like a prison facility (tall chain link fence with spiral barbed wire on top), reducing the marketability of the affordable housing project currently slated for development on our property. Furthermore, the parking lot adds no value to the community because it is not reasonably necessary or convenient to the other uses in the vicinity as it does not contribute to a reduction in overspill parking on neighborhood streets
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
R Owner of A&T lots 812 through 834 in Square 4376, which is adjacent to the property requesting special exception.
3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission/Board? (Preferably no farther than 200ft.)
R The properties are adjacent to each other in the western property boundary. Person seeking party status owns A&T lots 812 through 834 in Square 4376
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?
R If the action is approved by the Board, the continuation of this parking lot will result in continued depressed the values of our and surrounding properties. This parking lot is not in accordance with the look and feel of the community, being ringed with tall chain link fence that has serpentine barbed wire on top – making unappealing prison like views. Additionally, the significant lighting employed on the lot (eight (8) light poles) contributes to light pollution in the area.
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.
R The parking lot does not meet the "reasonable necessary or convenient to other uses" test under section 213 6 as it is not open to the public and does not contribute to reducing overflow parking The parking lot is not available to the community for use, nor is it available for the public visiting the industrial as it is exclusively for vehicle storage. As such, any overflow parking will still be using the streets in the vicinity.
R Section 2303.2 requires that all contiguous residential parcels be screened from the parking lot by a solid brick or stone wall at least 12 inches thick and 42 inches tall or evergreen hedges/trees that are thickly planted and maintained and at least 42 inches in height when planted. The parking lot does not comply with this section currently

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Furthermore, our property has an affordable housing development slated to start construction shortly and is contiguous to the parking lot. Given that the parking lot does not have any of the required walls or hedges, granting the special exemption will cause harm to our property.

- R The parking lot does not meet the “residential uses or short term needs of retail, service, and public facility uses” test under section 213.7 as it is primarily used for vehicle storage in conjunction with the use of the warehouse property to the south, which are neither residential, retail, service, or public facilities – but industrial in nature
 - R Section 2303.1 and 2303.2 requires that parking lot be landscaped. Currently, the property does not comply as the landscaping is not being maintained to have a neat and orderly appearance as required by the regulation. The bulk of the green space is wild and overgrown.
 - R Section 2303.1 (e) required that all direct rays from the lighting be confined to the surface of the parking lot. The lot has 8 light poles that contribute significantly to light pollution.
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.
- R Our interests are distinctively affected because the proposed zoning action will contribute to the continued depressed property values of adjacent properties and reduces the marketability of the affordable housing project currently slated for development on our property.