



**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:	Jeffrey Dzieweczynski		BOARD OF ZONING ADJUSTMENT District of Columbia	
Address:	1422 Rhode Island Ave NW		CASE NO. <u>18648</u>	
Phone No(s):	202-232-7006	E Mail:	Jeffreydc@verizon.net	EXHIBIT NO. <u>24</u>
I hereby request to appear and participate as a party in Case No.:			18648	
Signature:		Date:	10/1/2013	
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:				
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;
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) *owner, 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.) *15 feet, 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 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. 18648
EXHIBIT NO. 24

Party Witness Information

1. Jeffrey Dzieweczynski
2. Summary of testimony
 - Change in venue from a boutique to an event hotel
 - Home owners opposed to the project (lots 44, 45, 132 and 838).
 - Increase in noise and chaos in the neighborhood from the addition of a conference space that accommodates 150 people.
 - Bringing the driveway closer to the sidewalk
 - Substantial increase in the restaurant, bar, and outdoor patio which will increase non quest patronage.
 - Lot 43 (1426 Rhode Island Ave Condos) supports the project but they receive an incentive for their support in the form a new retaining wall, walkways, and steps on their common areas.
 - Lot 43 only has 15 feet that fronts Rhode Island Ave and that unit is owned by Glaston LLC in Portage Michigan
 - Disruption of the peace order and quite of the neighborhood
 - Further commercialization of a high density residential street
 - Increase in traffic and congestion on Rhode Island Ave from delivery trucks unloading for special events at the hotel (catering, liquor, linens)
3. No expert witnesses at this time
4. Approximately 15 minutes.

18648
Questions Form 140
Jeffrey Dziewczynski
1422 Rhode Island Ave NW
Washington DC 20005

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?

Disruption of the peace order and quite of the neighborhood, especially in front of my home which fronts Rhode Island Ave NW. I am 15 feet from the hotel lot line and the addition of an event space that accommodates 150 people will be disastrous. The hotel currently does a horrible job of controlling the crowds which will only get worse with the expansion of the bar, restaurant, outdoor bar and the addition of the event space.

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

I'm the owner and occupant of 1422 Rhode Island Ave NW, Washington DC 20005

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.)

My house is 15 feet from the hotels proposed project.

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?

The Helix hotel plans to reinvent itself into a hotel that caters to business conferences and large social events. I do not support this change and believe that it will adversely alter the characteristics of our street and neighborhood. Several aspects of the proposed renovation of the Helix concern me. The addition of a conference room that accommodates 150 people will significantly increase the noise and chaos that we already endure when the Helix's guests come and go, particularly at night. The Helix staff has not been successful in keeping noise and congestion to an acceptable level when even small numbers of guests congregate around the entrance. Each time the Helix hosts an event with scores of people, the neighborhood will be subjected to loud noise and intolerable street congestion.

This problem will be even further exacerbated by the Helix's plan to bring its driveway closer to the sidewalk. Cars, taxis, and buses dropping off guests and picking them up will block the sidewalk and cause backups on the street, to say nothing of the increased noise of 150 people

milling around the sidewalk as events end.

Finally, the expansion of the service areas of the hotel will invite greater non-guest patronage. More people coming and going will only add to the congestion and disruption we already experience from the Helix's guests.

The current hotel bar crowd already causes plenty of noise and, on occasion the police have been called to disperse the loitering crowds.

The expansion of the bar, restaurant and outdoor patio; the addition of event space for 150 people; and the shortening of the driveway will further disrupt the peace, order and quiet of the neighborhood.

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.

The addition of a conference room that accommodates 150 people will significantly increase the noise and chaos that I already endure when the Helix's guests come and go, particularly at night. The Helix staff has not been successful in keeping noise and congestion to an acceptable level when even small numbers of guests congregate around the entrance. Each time the Helix hosts an event with scores of people, the neighborhood and myself will be subjected to loud noise and intolerable street congestion. This problem will be even further exacerbated by the Helix's plan to bring its driveway closer to the sidewalk. Cars dropping off guests and picking them up will block the sidewalk and cause backups on the street, to say nothing of the increased noise of 150 people milling around the sidewalk and in front of my home as an events end.

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.

My house fronts Rhode Island Ave NW and is 15 feet from the proposed event space for business conferences and large social events. The addition of a conference room that accommodates 150 people will significantly increase the noise and chaos in front of my home when the Helix's guests come and go, particularly at night. Additionally the hotel's delivery trucks and tour busses block the curb cut in front of my home which will only get worse with the hotels planned expansion.