

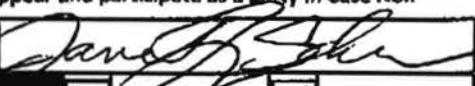
BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

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:	Janet L. Schmidt		
Address:	14 Fourth Street NE, Washington, DC 20002		
Phone No(s):	cell (703) 872 9232	E Mail:	Jayeelleschmidt@gmail.com
I hereby request to appear and participate as a party in Case No.:	18651		
Signature:		Date:	October 21, 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? *A grant of the variance will affect my property in an adverse manner as outlined on the attached addendum sheet*
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) *owner*
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.) *approximately 25 feet*
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. 18651
EXHIBIT NO. 31

District of Columbia
CASE NO. 18651
EXHIBIT NO. 31

Addendum to Janet L. Schmidt's request for party status in a pending application 18651 ANC-6C01 before the BZA

I hereby request party status to appear, oppose and testify and present evidence before the BZA in the above referenced application.

I am entitled to party status because the proposed application will uniquely and adversely affect the value, usability and safety of my property, which is located just 20 feet from the property that is the subject of the pending application.

The adverse impact to my property interests include, but are not limited to, the following:

The property in question fronts on a narrow through alley which already requires 3 tight turns to negotiate. That alley is the only access I have to my parking spaces and entrance at the rear of my house. As a practical matter, the current alley, even if it currently meets existing alley width requirements is not easily traversed.

Applicant's request to reduce the alley width will render it impassible for fire and emergency vehicles, trash trucks, and other service vehicles, such as utility and cable trucks. Narrowing the alley further will make it almost impossible for me to back out of both of my parking spaces into the alley.

The safety of my house would also be compromised by this application since there are gas mains located in the alley directly across from applicant's property. In the event that the alley is narrowed further, those gas mains would be more prone to being struck by a vehicle trying to negotiate the alley.

The application will adversely affect my property by reducing the view, sunlight and air circulation that my house and rear yard presently enjoy. My view of the contributing historic structure at the rear of my property would be eliminated by the application.

Mechanical snow removal in the alley to access my parking spaces at the rear of my property would be rendered impractical.

JS

The application if granted, would create an undesirable precedent from the standpoint of existing homeowners for the development of other carriage houses in the alley and such additional development in a narrow alley can only be done at the expense of further reducing the accessibility and enjoyment of existing properties by their owners.

I intend to present documentation, and testimony, including my own, to further address the above broad issues at the scheduled hearing and am entitled to party status in order to be able to do so.

I also intend to cross examine applicant and witnesses, submit proposed findings of fact and conclusions of law with regard to the application and receive a copy of the written decision of the BZA.

Should it become necessary, I am entitled to submit a motion for reconsideration or rehearing with regard to any decision rendered in response to the above application.

Witness List of Janet L. Schmidt

Janet L. Schmidt
14 Fourth Street NE

Sheila Slocum Hollis
John Hollis
327 A. Street NE

Mr. and Mrs. Kolb
12 Fourth Street NE

Barbra Keeling
16 Fourth Street NE

Senator and Mrs. John Barraso
A street NE (exact address not included for the privacy and safety of the Senator)

gls

Expert Witness

John R. Fernstrom

Expert real estate development and land use.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Janet L. Schmidt', with a long horizontal line extending to the right.

Janet L. Schmidt

Property owner

14 Fourth Street NE

Washington, DC 20002

Oct 21, 2013

FAX TO: BZA
202 727 6072

Re: Request for Party
Status in No. 18651

Date: Oct 21, 2013

Memo: Find attached Form 140
and 3 page addendum

Please call w/ questions

Janet Schmidt
cell 703 872 9232

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