

April 14, 2014

Ms Sara Benjamin Bardin
Director, Office of Zoning
441-4th Street, N.W. - Suite 210
Washington, DC 20001

Re: Request for Party Status – Board of Zoning Adjustment Case No. 18764
(Application of Hillel at the George Washington University), Square 42, 2300 H
Street NW

Dear Ms. Bardin.

This letter requests “Party” status for the West End Citizens Association (WECA) for Board of Zoning Adjustment Case No. 18764 (Application of Hillel at the George Washington University (GWU)), Square 42, 2300 H Street, N.W

As requested by the Office of Zoning (OZ), please find enclosed a completed Form 140, “Party Status Request,” for this Square 0042 case. OZ’s Form requires all of the substantive information to be provided in an accompanying document. This letter includes the requested information.

Witness Information

1. A list of witnesses who will testify on the person's behalf. WECA President Sara Maddux. If continued beyond June 3, 2014, WECA Secretary-Treasurer Barbara Kahlow may also participate
2. A summary of the testimony of each witness. In sum, the WECA will discuss various subjects, such as: (a) objections to some of the requested variance and special exception relief, with emphasis on lot occupancy (100% vs. 75%) and rear yard (none vs. the required 15 feet) which will adversely affect the abutting and historic St. Mary’s Episcopal Church; and (b) various adverse effects on the Foggy Bottom-West End residential community, e.g., parking (with none vs. the required 11 spaces), loading, traffic, etc
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 none.
4. The total amount of time being requested to present the case 10 minutes.

Party Status Criteria

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? The WECA includes 50 paid Members who are joined at meetings by other interested residents of the Foggy Bottom-West End community. The WECA’s boundaries are from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.

2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee). The WECA has many owners and long-term residential tenants with a legal interest in the subject property.
3. What is the distance between the person's property and the property that is the subject of the application before the Commission? (Preferably no farther than 200 ft.): The subject property lies within the WECA's boundaries
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 is approved or denied? The Application would negatively affect the beloved historic St. Mary's Episcopal Church and the quality of life of many WECA Members. For example, there could be adverse effects on pedestrian safety and residential parking.
5. Describe other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied. If the Application is approved, it would negatively affect the quality of life of many WECA Members. See the answers to #4 and #6 for examples of adverse impacts on the permanent residential community, including both owners and long-term residential tenants, many of whom are elderly
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.: WECA Members' could have decreased pedestrian safety especially for the permanent residential community (including many elderly) due to the absence of a loading dock, increased traffic congestion; and more competition for the limited number of on-street residential parking spaces due to no vs. the minimum number of required parking spaces, etc. The bottom line is that WECA Members' interests will be more significantly, distinctively, or uniquely affected than the general public.

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083

Sincerely,

/s/

Sara Maddux
President

Enclosure