



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:

BOARD OF ZONING ADJUSTMENT
District of Columbia

Name: "N Street Neighbors" - See Attachment #1 for List of Names

Address: See Attachment #1 for addresses of Group members

CASE NO. 18780

Phone No(s): 202-503-1704

E Mail: msullivan@sullivanbarros.com

EXHIBIT NO.

I hereby request to appear and participate as a party in Case No.:

18780

Signature:

Martin P. Sullivan

Date:

5/15/14

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: Martin P. Sullivan; Sullivan & Barros, LLP

Address: 1990 M Street, NW # 200, Washington, DC 20036

Phone No(s): 202-503-1704

E Mail: msullivan@sullivanbarros.com

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 Attachment #2
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 application before the Commission/Board? (Preferably no farther than 200 ft.)
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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 18780
EXHIBIT NO. 25

Attachment # 1 - List of Members of the N Street Neighbors Group

Helgi Walker
2721 N Street

Larry Impett
2735 Olive Street

Teel Oliver
1313 28th Street

Terry and Beth Collins
2722 N Street

Meg Haney and Chris Ferguson
2720 Dumbarton Street

Jonathan and JeanAne Hecht
2726 N Street

Father Park
Epiphany Catholic Church
2712 Dumbarton Street

Mallory Duncan and James Trulove
1250 28th Street

Jane Hannaway
2708 Dumbarton Street

Eigil Rothe & Rosemary O'Brien
1301 28th Street

Jenny Mottershead
1306 27th Street

Dana Landry & Bill Moody
2723 N Street

Margery Deibler and Drew Von Glahn
2707 N Street

Phil and Darlene Suprenant
2725 N Street

Charlene Nemetz
2701 N Street

Pamla Moore
2725 Dumbarton Street

Susan and Kirk Jeffery
2700 N Street

Kim and Donna Richards, Chelsea Richards
2706 N Street

Berend van Rojen & Melanie Tu
2702 N Street

Janet Capazo
1312 27th Street

Katherine Hayes Norton
2712 N Street

Enjum Hamid
1311 29th Street

Katie and Chris Golding
2718 N Street

Lara Potter
1322 27th Street

Ari and Kelley Redbord
2720 N Street

Attachment #2 to the Party Status Application of N Street Neighbors – BZA Application No 18780

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 Board?

N Street Neighbors is a group comprised of the owner/residents of twenty-five (25) homes in the area of 2709-2715 N Street, the address which is the subject property (the "Subject Property") for BZA including to the west, the east, and north, many properties directly across the street and on the block, as well as other properties in the legally affected zone of interest. The relief requested proposes creating a residential unit facing the rear of the lot, and increased density over what would be permitted as a matter-of-right. Such relief will have a direct affect on the properties immediately to the east and west of the Subject Property, as well as on the properties to the rear and across N Street.

2. What legal interest does the person have in the property?

Almost all of the group listed in Attachment #1 are owners of their respective residences

3. What is the distance between the person's property and the property that is the subject of the application before the Board?

Members of the group include all immediately adjacent neighbors. The neighbors on the east side of the church are literally 3 - 4 feet from the church structure. The group members own properties in the subject square or on the subject block.

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 Board are approved or denied?

The grant of the requested relief will permit an unusual faux pipe-stem lot, additional density without parking, a residential unit fronting on the rear of the property, all of which will impacts on the adjacent neighbors and the community at large, including issues with parking, privacy, and other environmental, social, and economic impacts related to impacts of such relief. The grant of requested relief will also significantly increase the intensity of use at the current site, also directly affecting the properties

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved.

The requested subdivision will create an odd situation out of character with the neighborhood and causing additional concerns about excavation and storm water management which might not occur if the Subject Property were used as a matter-of-right

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character of kind by the proposed zoning action than that of other persons in the general public.

As explained above, the members of the N Street Neighbors comprise almost all of the properties in the surrounding area of the Subject Property, including immediately abutting neighbors. Therefore, these properties are more significantly, distinctively and uniquely affected compared to the general public.