



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



FORM 140 - PARTY STATUS REQUEST

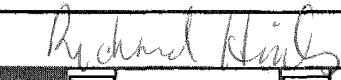
Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

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: Citizens Association of Georgetown
Address: 1365 Wisconsin Avenue, Suite 200, Washington, D.C. 20007
Phone No(s): 202-337-7313 E Mail: cagmail@cagtown.org

I hereby request to appear and participate as a party in Case No.: 18780

Signature:  Date: May 21, 2014

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: Richard Hinds
Address: 2000 Pennsylvania Avenue, N.W., Suite 9000, Washington, D.C. 20006
Phone No(s): 202-974-1540 E Mail: rhinds@cgsh.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?
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
Case No. 18780
EXHIBIT W3.25

PARTY WITNESSES INFORMATION:

Richard Hinds

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/Board?**

The requested variances would result in a loss of open space, excessive density and harm an historic structure in Georgetown. It would also permit the subdivision of one lot into two which is inconsistent with the purposes of R-3 single family zoning in Georgetown.

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

None.

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

The Citizens Associate of Georgetown is a non-profit organization dedicated to historic preservation in Georgetown. It has over 1,200 resident members, several of whom live in close proximity to the property.

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?**

There would be a loss of green space next to the historic Hall House, built in 1810-1813, which is vital to preserving the historic setting of this contributing resource to the National Register – listed Georgetown Historic District. The applicant also proposes to eliminate all windows and a one-story bay on the west side of the Hall House and build a large adjoining townhouse which would harm the historic fabric of Hall House. The west side yard of Hall House is part of the historic setting of this early nineteenth century Georgetown house. Building a large structure next to it would destroy the historic free-standing character of Hall House. Permitting the subdivision of one lot into two dwelling units lacking the required lot area, rear yard and side yards would have an adverse impact on not only the immediate neighbors but also the integrity of R-3 zoning restrictions throughout Georgetown and have other economic or social impact on the historic district of Georgetown.

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 substantial increase in density on this property without providing any parking will have a negative impact on neighboring property.

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.**

The Hall House is a contributing structure to the historic district of Georgetown. Altering its appearance as a free-standing building with a west side yard would have a significant negative impact on Georgetown. Permitting the subdivision of one lot into two lots lacking the required lot area, rear yard and side yards could have adverse impacts throughout Georgetown. The members of the Citizens Association of Georgetown, all of who are residents of Georgetown, would be significantly, distinctively and uniquely affected by the proposed zoning action.

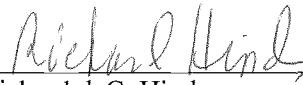
CERTIFICATE OF SERVICE

I certify that copies of the foregoing *Form 140 – Party Status Request - Citizens*

Association of Georgetown - ZC Case No. 18780 was e-mailed on May 21, 2014 to the following:

Martin P. Sullivan
1990 M Street, N.W.
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