



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:	Dr Robert Alloway and Dr Susan Childs		
Address:	3321 Dent Place, NW		
Phone No(s).:	202-333-3321	E Mail:	DrAlloway@msn.com
I hereby request to appear and participate as a party in Case No.:		10956	
Signature:		Date:	July 7, 2015
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*).

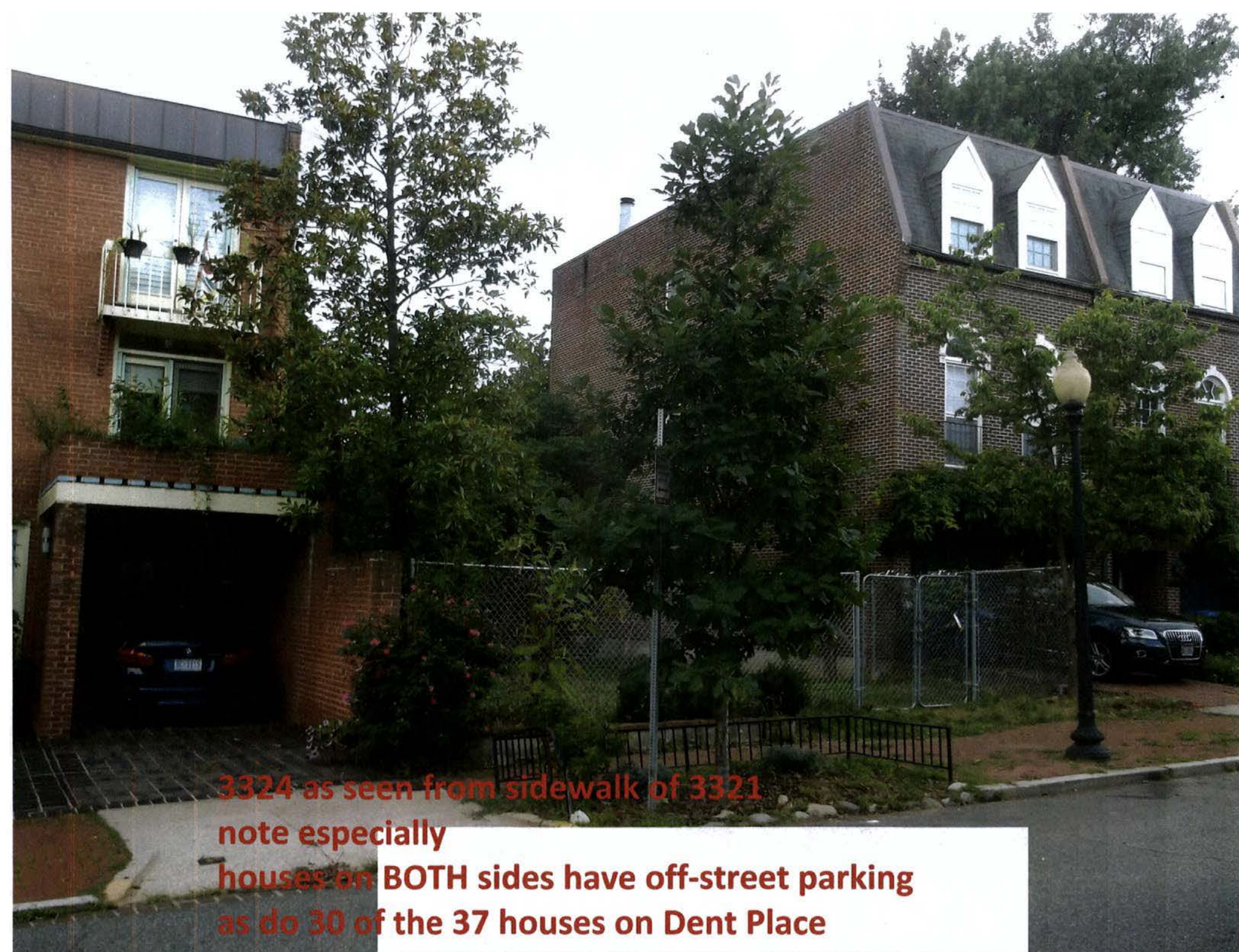
PARTY STATUS CRITERIA:

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?
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.

RECEIVED
JUL 10 PM 4:00
OFFICE OF ZONING
CASE NO. 19056
EXHIBIT NO. 26



**3324 as seen from sidewalk of 3321
note especially
houses on BOTH sides have off-street parking
as do 30 of the 37 houses on Dent Place**

HOUSE AT 3324 PROPOSED TO REPLACE



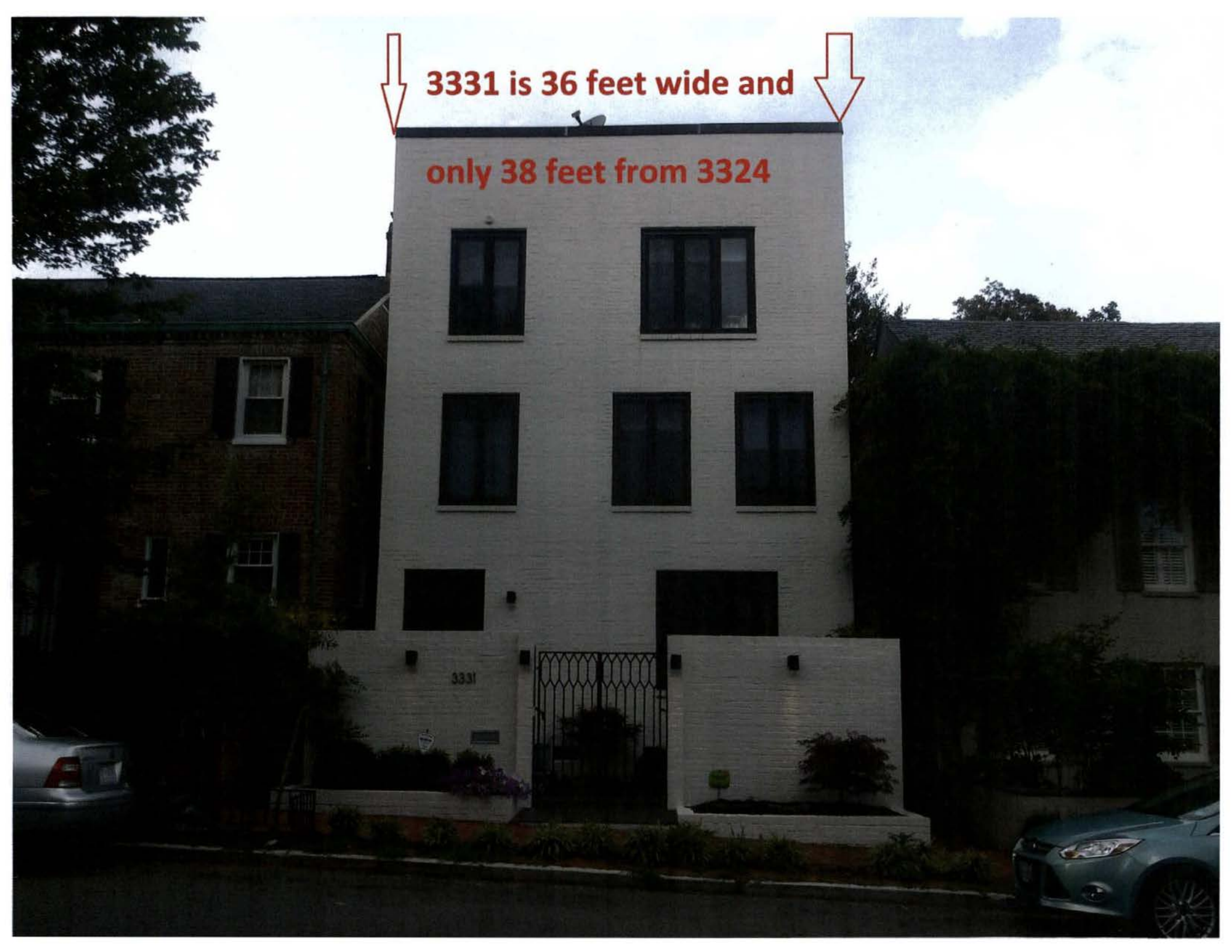
**3327 is 40 feet wide and
only 28 feet from 3324 sidewalk**



↓ 3331 is 36 feet wide and ↓

only 38 feet from 3324

3331



FORM 140 – PARTY STATUS REQUEST, Case No. 19056

Applicant: Dr Susan Terry Childs and Dr Robert M Alloway
3321 Dent Place NW
Washington, DC 20007
202-333-3321

The filing of CLYDECO 2015, LLC requesting two zoning variances contains many intentionally misleading statements. It says that off-street parking is “practically impossible.” Purposefully omitting that properties on both sides have off-street parking – as do 30 of the 37 houses on Dent Place.

Further, it contends that the lot is somehow weird and a single family house thereon would be “enormous” and out of keeping with the neighborhood. Again, purposefully failing to mention that directly across the street, about 28 feet sidewalk to sidewalk, is a house 40 feet wide. And, next door at 3331, about 36 feet away, is another house about 35 feet wide.

Such blatant misrepresentations should not justify changing zoning regulations for 1 of 37 properties on our street.

We oppose both zoning variances – and – here are our answers to the 6 questions listed in Form 140:

We live directly across the street of the property and oppose both requested variances.

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 previous home was very historic and added a unique distinction to our street. If it were to be replaced by two same-old, same-old townhouses the variety, charm, historic character, and aesthetic of our street would be seriously diminished.

The previous home was a single family detached historic structure. It was dramatically smaller than the proposed footprint. It was set back providing considerable green space in front and on both sides. Looking out our front windows hundreds of feet of green space and historic beauty would disappear.

The previous home had trees, grass and a flower garden which added to the value of our house and our neighborhood. Their disappearance would have the opposite effect.

Adding two multi-million dollar wall-to-wall townhouses to replace a single family home would be an economic setback for our house and the neighborhood.

Adding four (4) more cars to an already very crowded street will likewise be an economic setback for our house and the entire street.

2. What legal interest does the person have in the property? (ie, owner, tenant, trustee or mortgage)

We are the legal owners of 3321 Dent Place NW – which is 30 feet directly across the street from the property requesting permission to violate two important zoning regulations for our neighborhood.

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

We are 30 feet directly across the street from 3324 Dent Place NW.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or person's property if the action requested of the Commission/Board is approved or denied?

Our environment would lose over 600 square feet of open and green space. Our sightline would lose two stories. The trees, grass and flowers would be gone.

The value of our house would decrease in proportion as the variety, charm, historic, beauty, and open space that will disappear to be replaced by wall-to-wall brick.

Yarrow Mamout was a unique person in the history of the District and indeed early America. He bought his own freedom; bought the property in dispute; hand-made the bricks; and built his own home. He lived there for many years; died there; and is probably buried in the East corner of his property. Being a black slave; an educated Muslim; a brilliant and trusted member of early Georgetown; and the first to buy his own freedom in the District are a social and historical values for all District citizens present and future. To have such a historic and unique property converted from a single family home to a wall-to-wall brick façade would be a travesty to our proud African-American city.

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.

There are very good reasons why the requirements for 20 foot lots and off-street parking are in place. They enhance the economic value of our house and every house on our street. Making more profit from two wall-to-wall multi-million dollar townhouses is not a valid reason why these zoning requirements should be violated.

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

We live directly across the street from the property in question. Our front windows; our front yard; our comings and goings for each and every day will be negatively impacted by the loss of history, variety, charm, open and green space – and yes – four parking spaces.

This property should be converted into a National Park – small but significant – honoring Yarrow Mamout and all the slaves who purchased their own freedom through hard work, intelligence, and respect throughout the area. When George Washington was surveying Great Falls on the Potomac River, it was Yarrow Mamout that paddled his canoe. Not because he was a slave, but because he was the best man for the job. Known as an expert waterman and the best swimmer on the Potomac the President was entrusted to his skillful care.