

EXHIBIT(S)

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Review of Standing & Representation

**DC Board of Zoning Adjustment
441 4th Street, NW, Suite 200 S
Washington, DC 20001**

Adams Morgan Neighbors for Action
c/o Mrs. Cassandra Joseph
2201 Champlain Street, NW #103
Washington, DC 20009

October 5, 2015

BZA Case No. 19080, Review of Standing & Representation

Submitted to bzasubmissions@dc.gov by email on October 5, 2015 from amneighbors@openmailbox.org account

**Adams Morgan Neighbors for Action (“AMNA” or “AMNFA”)
Standing and Representation**

Adams Morgan Neighbors for Action is an unincorporated non-profit citizens association formed pursuant to Section § 29–1100 of the DC Code, the Unincorporated Non-Profit Association Act of 2012. *Attached find AMNA's Governing Principles as Exhibit U.*

Adams Morgan Neighbors for Action members participate with our group through meetings, online information, petitions, and when needed administrative actions, like this appeal, per our governing principles. *Review Exhibit No. 3 in BZA Case No. 19080 for AMNA petitioners and our Founding Documents.*

AMNA participants discuss, evaluate, and act on basic planning science, agency reports, and empirical socio-economic data, as well as rely on basic planning tenants and the law to mitigate against rising displacement pressures and environmental and public infrastructure impacts brought on by profit-driven corporate development in our community and City. Sometime we refer to ourselves as “AMNFA” if we get esoteric while typing.

Our participants live in Adams Morgan, many who live on Euclid & Champlain Streets and are directly affected by the adverse impacts the proposed luxury hotel presents to us – increased traffic, noise, pollution, and other environmental impacts like significant increases on public utility use, most of which are aging modalities. These impacts will also mean less pedestrian safety, less healthy air, less security in our property interests.

For example, for AMNA Co-Facilitator, Mrs. Cassandra Joseph is directly affected by and through the proposed hotel connecting into a already-known fragile utility system, including water pipes dating back to the 1800's. Not too long ago these same pipes under Champlain Street, NW, which this large commercial project seeks to use, simply collapsed just in front of her property. There are hundreds of neighbors who could be affected by another collapse, or overuse and abuse of these aging systems. *Attached Exhibit V.*

Already many neighbors have faced adverse impacts since the the start of construction of this massive commercial project – dust and debris in the air and in our homes, ruptured gas lines, power outages, construction vehicles and trucks blocking emergency vehicles from entering our neighborhood, a mess of a construction site, no mesh on the surrounding fences. This is simply gross negligence. *Attached Exhibit X.*

As noted by the Intervenor, Hotel Owner, AMNA has already been granted party status in at least one inter-related administrative review proceedings before the Office of Administrative hearings. This is important despite the outcomes of those legal matters.

As it relates to BZA Case No. 19080, it is clear that that neither the DC Zoning Commission nor the DC Zoning Administrator considered the area relief required in the form of a rear yard buffer. A rear yard buffer may shrink the size of the hotel and will bring the luxury hotel closer to Euclid Street and therefore shrinking impacts & moving many of the impacts further away from the residential community we seek to protect.

AMNA participants were invited to a public meeting to discuss BZA Case No. 19080 on September 22, 2015. Further, two emails were distributed to AMNA's participant list seeking feedback and any objections to Mrs. Cassandra Joseph, Co-Facilitator of AMNA, to act as representative before the BZA.

On Monday, October 5, 2015, Mrs. Mary Bolton, Founder and Co-Facilitator of AMNA acknowledged the lack of any objection to Mrs. Joseph representing AMNA before the BZA. *Attached Exhibit T.*

This process of inquiry with AMNA participants regarding representation has proceeded per AMNA's Governing Principles and DC Code § 29–1100, *inter-alia*. *Attached Exhibit U.*

If BZA Appeal No. 19080 is upheld, the decision will concretely benefit participating members of Adams Morgan Neighbors for Action.

Adams Morgan Neighbors for Action
Email: amneighbors@openmailbox.org
Phone: 202-930-2660
Website: <http://www.amneighbors.tumblr.com>
YouTube: <https://tinyurl.com/amn4a-youtube>

Adams Morgan Neighbors for Action
BZA Case No. 19080

EXHIBIT(S)

~ T ~

**No Objections to Representation
Mrs. Joseph, AMNA**

Subject **No objections....**
From Mary Bolton <mary.bolton@comcast.net>
To <amneighbors@openmailbox.org>
Cc Mary Bolton <mary.bolton@comcast.net>, Ladydiamond12
<ladydiamond12@aol.com>
Date 2015-10-05 23:41



Hi Cassandra,

After reviewing our AM Neighbors Openmailbox account and Gmail account, there have been no objections raised by participating neighbors to your representation of our group at the BZA tomorrow in Case No. 19080.

You are cleared for takeoff per our governing principles, and as a co-Facilitator with you in this dynamic citizens group, you have our full support.

We also got calls of enthusiasm from several participating neighbors, including two living across the street from the hotel project. Let me know what how we should prepare those for presentation.

Unfortunately I cannot be with you tomorrow due to this bronchial infection I have come down with since returning home. But I will be watching online and so will many neighbors who can't otherwise be there in person.

Thank you for serving the neighbors well. Your actions through our group may bring untold relief from many of the hotel impacts, or at least mitigate them.

Thanks!

Mary Bolton, Co-Facilitator
Adams Morgan Neighbors for Action
202-390-1280



AM Neighbors <amneighborsdc@gmail.com>

AMNFA Final Inquiry-Hotel Case Nxt TUES

AM Neighbors for Action <amneighbors@openmailbox.org>

Fri, Oct 2, 2015 at 5:15 PM

To: amneighborsdc@gmail.com, AMNFA-LIST <amneighbors-list@openmailbox.org>, amneighbors@openmailbox.org

Dear AMNFA participants and petitioners,

Hope all is well. We are seeking final inquiry into a legal matter regarding the Adams Morgan hotel project.

Per our Unincorporated Non-profit Association charter and guiding principles, the facilitators of our group Adams Morgan Neighbors for Action seek final consent, regarding our appeal before the BZA next Tuesday.

I, Cassandra Joseph, co-facilitator, had called a public meeting to discuss this on September 22, 2015. At the meeting, BZA Case 19080 was on the agenda. Participants discussed our claims and there was consensus on me representing the group before the BZA.

Then as a follow-up we sent an email on September 24, 2015, to the AMNFA list describing the case, our claims, and then sought consensus through non-objection as required by our charter.

Since that time, we have not received any objection to me, Cassandra Joseph, co-facilitator, representing the group before the BZA next Tuesday.

We are again writing to inform you all of our intention to appear next Tuesday at the BZA, 441 4th Street, NW, Suite 200 South, Judiciary Square Metro, at 9:30am. Attached find our claims.

We ask for your in person support if at all possible during the day next Tuesday, October 6, 9:30am, at the address above.

Please inform of your ability to be there, or any last concerns or objections to my representation.

Thank you.
Cassandra Joseph

Adams Morgan Neighbors for Action
Email: amneighbors@openmailbox.org
Phone: 202-930-2660
Website: <http://www.amneighbors.tumblr.com>
YouTube: <https://tinyurl.com/amn4a-youtube>



14day--BZA.pdf
185K

Adams Morgan Neighbors for Action
BZA Case No. 19080

EXHIBIT(S)

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AMNA's Governing Principles

Adams Morgan Neighbors for Action

Governing Principles

Created May 2014; Revised January 2015

Adams Morgan Neighbors for Action (“AMNA” or “AMNFA”) is an unincorporated non-profit citizens association formed under DC Code § 29-1100, *inter-alia*, also known as the Unincorporated Non-Profit Association Act of 2012.

Organization Mission

AMNA seeks to understand how corporate development is affecting our unique Adams Morgan Neighborhood in Ward 1, Washington, D.C.

Structure & Purpose

Consisting of all-volunteer participating members living in Adams Morgan, AMNA is an unincorporated non-profit citizen group which meets online and in-person to discuss, evaluate, and act on basic planning science, agency reports, and empirical socio-economic data, as well as rely on basic planning tenants and the law to mitigate against rising displacement pressures and environmental and public infrastructure impacts brought on by profit-driven corporate development in our community and City.

Governing Principles

Per DC Code § 29-1100, *inter-alia*, the following governing principles take precedent in guiding AMNA to meet the objectives and mission of our non-profit citizen association.

Participants (Members)

Any citizen living and/or working in Adams Morgan can be a participating member of AMNA. Adams Morgan citizens who agree with AMNA's mission can participate through meetings, in-person and online, through social media, the signing of petitions, and/or otherwise being active in AMNA campaigns. There are no membership fees to participate and the level of one's activity in AMNA is determined by one's own chosen level of participation.

Facilitators (Managers)

The Founders of AMNA are the original managers of this unincorporated non-profit citizens association per DC Code § 29-1100, *inter-alia*. AMNA managers will be known as Facilitators. Facilitators can call meetings and implement participant polls, can conduct business on behalf of AMNA if the business involves no financial expenditures by the group, can make legal representations on behalf of AMNA before administrative agencies and other legal entities, and may update AMNA participants about campaigns and activities to participate in. Facilitators may be recalled from their position at anytime by AMNA participants. If a recall request is delivered to the AMNA list and there are no objections by any other AMNA participant, then the Facilitator is recalled and becomes simply an AMNA participant. Facilitators may also resign in writing at anytime by sending a note to the list of AMNA participants. Facilitators otherwise have no terms or term-limits. There shall be no more than three facilitators operating in good-faith at any given time. Facilitators swear to uphold the mission of AMNA as stated above.

Voting (Consensus)

There are no strict rules on what issues/actions should or should not be voted on. The Facilitators are vested with many powers to conduct business on behalf of AMNA, and may choose not to seek consensus on most of their activities.

However, when Facilitators reach controversial issues, and/or have to take atypical action, and/or otherwise determine that an issue/action has arisen that may be best to receive comments and consensus from AMNA participants, then the Facilitators may:

- * Call for a public meeting to discuss the issue/action with the objective to reach consensus on what to do collectively regarding the issue/action;
- * Use online social media, email, phone, fax, or any other form of reasonable communication to reach out to participants so to seek their consensus regarding the issue/action.

When AMNA is said to have "reached consensus" it means that no AMNA participant(s) have voiced or lodged an objection to the issue/action that is being proposed by the Facilitators, and/or proposed by other members of AMNA. Objections may be made in person or by other form of communication, including electronically and by phone. If any objection has been made to any specific issue/action, then there is not consensus and that issue/action cannot be implemented until all objections are retracted. These Governing Principles may be amended by Facilitators, only after consensus on the amendments have been reached.

Privacy of Data

AMNA Facilitators may keep a list of AMNA members who are participating at any level of engagement with AMNA. This list must be kept private and secure unless ordered by a judge or administrative agency to be released, at which time a list may be prepared for review in as discrete a way as possible. AMNA petition campaigns serve as an exception to these privacy principles. Petition campaigns and the data collected may not be considered private even if there is data on the petitions of AMNA participants. Thus, AMNA petitions may be published in the public record as reasonably determined by the Facilitators.

Adams Morgan Neighbors for Action

amneighbors@openmailbox.org

(202) 930-2660

www.amneighbors.tumblr.com

Adams Morgan Neighbors for Action
BZA Case No. 19080

EXHIBIT(S)

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**Sinkhole at Champlain & Kalorama
Waterpipes from the 1800's**



photos by C. Joseph
Dec 2011
Kalorama and
Champlain Streets



photos by C. Joseph
Dec 2011
Kalorama and
Champlain Streets



EXHIBIT(S)

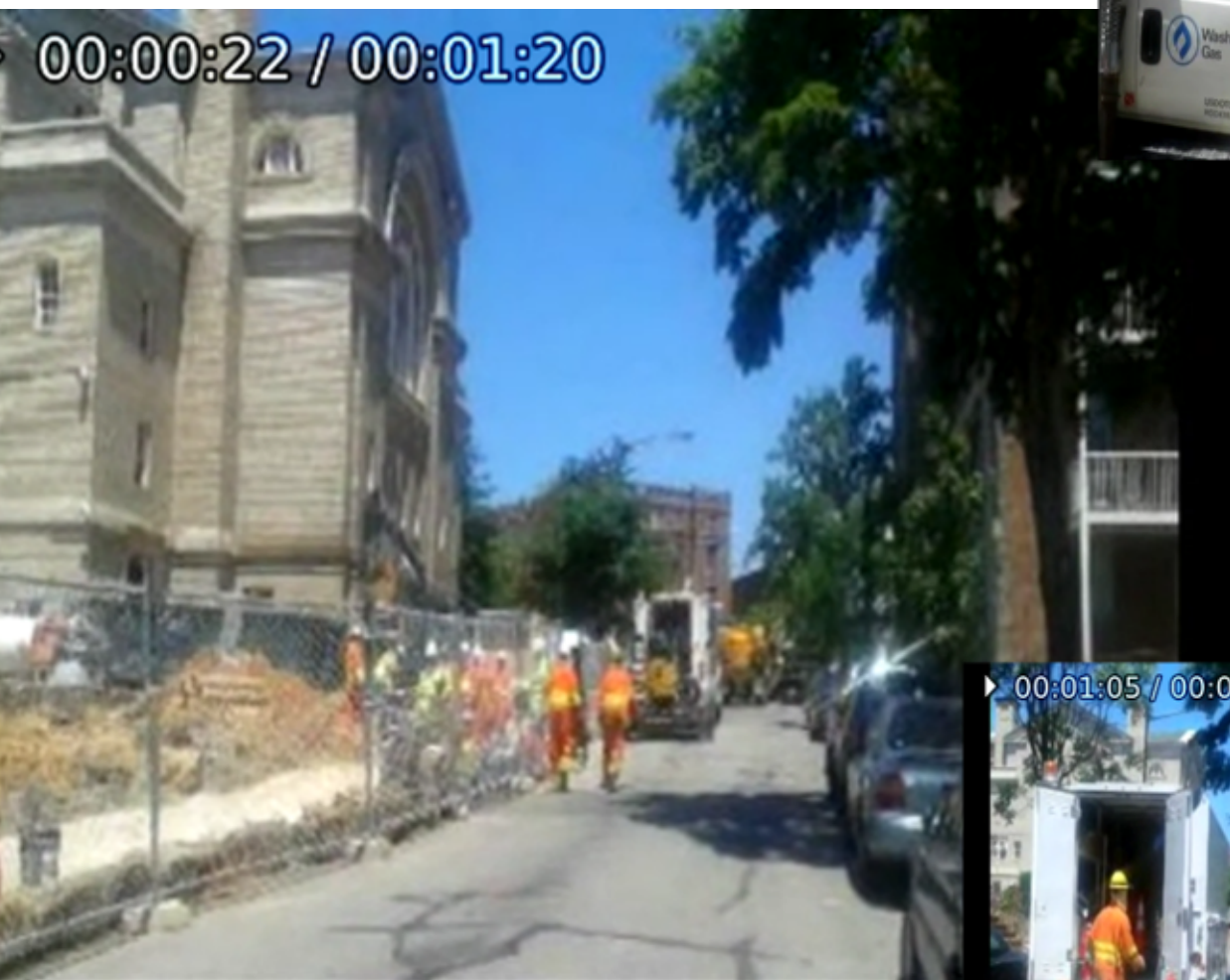
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**Adverse Impacts Already
Happening During Construction**

Gas Pipe
Struck by
Construction Crews
at Hotel Site
May 2015
Gas shut off!
Champlain Street
blocked for the day



▶ 00:00:22 / 00:01:20



▶ 00:01:05 / 00:01:20





Dust -- everywhere



they don't
care about
our health!



▶ 00:00:25 / 00:04:56



Construction trucks in our residential area, no pedestrian safety -- trucks riding up on sidewalks, hitting trees. Summer 2015.

▶ 00:01:45 / 00:04:56



▶ 00:01:38 / 00:04:56



▶ 00:01:02 / 00:04:56



▶ 00:02:43 / 00:04:56

