



**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: Church Street Neighbors, an unincorporated membership association

Address: c/o Judith Neibrief 1768 Church St. NW, Washington, DC 20036

Phone No(s): 202-462-5099

E Mail: jneibrief@aol.com

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

Signature: 

Date: November 30, 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: George R. Keys, Jr.

Address: Jordan & Keys PLLC, 910 17th St, NW, Suite 317, Washington, DC20006

Phone No(s): 202-483-8300

E Mail: gkeys@jordankeys.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 attached statement and letter signed by CSNmembers**
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. 19133
EXHIBIT NO. 28

The purpose of CHURCH STREET NEIGHBORS (CSN) is to safeguard the historic character of Church Street, NW and assure that the street and its surrounding neighborhood in Dupont Circle support the intent of the Dupont Circle Historic District designation. The organization is a coalition of neighbors living in the near vicinity of the subject property that began meeting on a regular basis shortly after February 26, 2014, when plans for the St. Thomas's Parish redevelopment project were publically announced.

The original designs called for a 7 story (79 foot) 60 unit residential building and a 6 story church, which the neighbors were told was a matter of right. CSN has been refuting that notion and believes that the project should comply with the considerations for a historic district. CSN quickly made the neighbors' concerns about the impact of this project on the neighborhood known to the leadership of St. Thomas's Parish and officials of the Episcopal Diocese of Washington. At CSN's initiative, a meeting was held with Parish and Diocesan leadership in April 2014. The outcome of the meeting was a clear communication from the church that it would not consider alternative options that might allow both rebuilding and preservation of green space without construction of a large residential building.

For more than a year during the ensuing HPRB process, CSN met on almost a weekly basis, initiated many meetings with representatives of the Church and the developers, attended and participated in meetings with ANC members, and met with staff of the Historic Preservation Office to express concerns of the immediate neighbors about the project designs, including that the height and massing of the residential building are out of character with Church Street. CSN commissioned a report by an architectural historian who documented a lack of adherence to HPO guidance regarding additions to historic buildings

In addition to the principal issue of lack of compatibility with the historic character of Church Street and the neighborhood, CSN has serious concerns about the prospect of increased traffic on the north/south axis of 18th Street which already deadlocked during the evening rush hour, on Church Street which is a narrow one-way street and on the narrow public alley serving nearby residents and the proposed below grade parking for the Church and residential building. Deprivation of light, air and privacy for adjacent residents and lack of greenspace add other significant impacts from the perspective of CSN members, and not just for those who live within 200 feet. The design of the two buildings offers little green space and adversely constricts light and air. While the original church on this property was large, its cruciform shape left substantial green space and its height was not uniform. Setbacks for the residential building are not as deep as the setbacks of the townhouses on the block, most of which have a small green space in front. The lack of an adequate setback on the residential building robs pedestrians of green space and a human scale experience and contributes to the monolithic feel of the residential building. A variance permitting a larger building footprint only exacerbates these adverse impacts.

This is a brief summary of CSN efforts and concerns about the project offered with the application to request party status for BZA Application No. 19133.



CHURCH STREET NEIGHBORS

c/o George Keys, Jr.
Jordan & Keys, PLLC
910 Seventeenth Street, NW
Washington, DC 20006
202-328-6153
gkeys@jordankeys.com

November 30, 2015

Sara B. Bardin, Director
D.C. Office of Zoning
Board of Zoning Adjustment
441 4th Street, N.W. – Room 210
Washington, D.C. 20001

Re: Application No. 19133 of J. River 1772 Church Street and St. Thomas' Episcopal Parish

Dear Ms. Bardin:

Please be advised that the undersigned are members of Church Street Neighbors and we reside within 200-feet of the proposed building to be constructed by the applicants on Lot 369 in Square 156.

We oppose the application for variance from the lot occupancy requirements because taking into consideration the Dupont Circle District Overlay, even the matter-of-right project is exceptionally large in the context of the small scale residential dwellings that predominate on this block of Church Street and will have detrimental impacts on the use and enjoyment of our property. The proposed building will contribute to traffic congestion on 18th Street and Church Street, overburden the narrow 12-foot alley between Church and P Streets and 17th and 18th Streets, and deprive light and air from adjacent properties.

Church Street Neighbors and its counsel, George R. Keys, Jr., are authorized to represent us in the above-referenced zoning proceeding opposing the variance request.

Very truly yours,

Signature:

Printed Name:

Judith A. Neboroff

Address:

1768 Church St, NW, D.C. 20001

Signature:

Printed Name:

Natalie Halick

Address: 1776 Church St Unit A.

Signature: Jessica Herstein

Printed Name: Jessica Herstein

Address: 1755 P St

Signature: E. Gerson

Printed Name: Elliot F. Gerson

Address: 1755 P St NW

Signature: Chris Blackford

Printed Name: Chris Blackford

Address: 1759 Church St, NW

Signature: Candice Blackford

Printed Name: Candice Blackford

Address: 1759 Church St. NW

Signature: Scott W. Royal

Printed Name: Scott W. Royal

Address: 1779 Church St, NW

Signature: Steven D. Reiss

Printed Name: Steven D. Reiss

Address: 1779 Church St NW

Signature: _____

Printed Name: _____

Address: _____

Signature: _____

Printed Name: _____

Address: _____

Signature: Scott W. Royal

Printed Name: Scott W. Royal

Address: 1779 Church St, NW

Signature: Steven D. Reiss

Printed Name: Steven D. Reiss

Address: 1779 Church St NW

Signature: SNCELL

Printed Name: Sarah Eilenbogen

Address: 1758 Church St. NW

Signature: Andrew

Printed Name: Andrew Eilenbogen

Address: 1758 Church St NW

ADDITIONAL SIGNATURES:

Signature: L. Cherbakov

Printed Name: Luba Cherbakov

Address: 1728 CHURCH STREET NW

Signature: Allan Van Deventer

Printed Name: ALLAN D VAN DEVENTER

Address: 1728 B Church St NW

Signature: Philomena Ojeda

Printed Name: Philomena Ojeda

Address: 1730 Church St NW

Signature: Averil J. Kadis

Printed Name: AVERIL J. KADIS

Address: 1734 P St. N.W., #21

Signature: William B. Gallagher, Jr

Printed Name: WILLIAM B GALLAGHER, JR

Address: 1777 Church St.

ADDITIONAL SIGNATURES:

Signature: Gerald Allan Schwin
Printed Name: Gerald Allan Schwin
Address: 1743 Church Street, NW

Signature: Suzanne Richardson
Printed Name: Suzanne Richardson
Address: 1747 Church St, NW

Signature: Douglas Richardson
Printed Name: Douglas Richardson
Address: 1747 Church St., NW

Signature: _____

Printed Name: _____

Address: _____

Signature: _____

Printed Name: _____

Address: _____



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Church Street Neighbors and its counsel, George R. Keys, Jr., are authorized to represent us in the above-referenced zoning proceeding opposing the variance request.

Very truly yours,

Signature: Martha Logan

Printed Name: Martha Logan

Address: 1767 Swann St NW



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Very truly yours,

Signature: _____

Printed Name: _____

Address: _____

Kimberly Hoover

1761 Church St NW