

**Form 140 – Party Status Criteria BZA case 19133
Dupont Circle Citizens Association (DCCA)**

1. How will the property owned or occupied by such person be affected by the action requested?

Members of the Dupont Circle Citizens Association (DCCA or the Association) will be affected by applicant's request in the following ways: by a reduction of light and air; by a reduction in the value of their homes; by a severe detriment to the "unique low scale, predominately residential and historic character" to be preserved under the Dupont Circle Overlay District; and by a disregard for the purpose and intentions of the zoning laws and regulations of the District of Columbia.

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

a) As property owners, those members of DCCA who are close neighbors to applicant's property, such as those who own property across the street and facing the applicant's property, or on the same block, have an interest in protecting the value of their home investments to the full extent allowed by law. b) As law abiding residents and active participants in civic life within the area of the Dupont Circle Overlay District (Overlay), all DCCA members have an interest in seeing the Overlay adhered to and upheld. c) As law abiding residents of the District of Columbia and active participants in civic life within the City, all DCCA members have a legal interest in the correct application of DC zoning regulations, such as the "SP 1" designation.

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.)?

Several members of the DCCA live within two hundred feet of applicant's property, including some directly across the street from, and some on the same block where, the applicant's property is located.

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?

If the action requested is granted, members of DCCA will experience a greater diminution of light and air than allowed by law; the loss of a quiet green space open to

the public, and the place for neighborly interaction and community that the space provides; the loss of storm water retention; loss of a tangible historic point of reference; reduction of property values; as well as violation of protection under the Overlay, and violation of protection under the City's zoning regulations.

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

As the property in question includes a park that belongs to the owner/applicant but which owner/applicant dedicated to public use and has purposefully left open to the public, and as DCCA contributed funding for the landscaping of that park, and as that park will be destroyed under the plans the application supports, DCCA's members have an interest in the fate of applicant's project as it affects the park and green space available to the public in general.

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

DCCA, established in 1922, is the civic association of the Dupont Circle neighborhood, and today has boundaries concurrent with Advisory Neighborhood Commission 2B. DCCA's purposes, as laid out in its Bylaws, are in part,

“to preserve the historic, architectural, and aesthetic value of property and objects within said boundaries; to present views of the Association to government, public, private and other organizations; to engage in any lawful activity and to take legal action to protect the interests of the neighborhood as determined by the Association.” (Bylaws)

By their membership in the Association, DCCA members subscribe to this mission.

Further, the purposes of the Dupont Circle Overlay are in line with those of DCCA,

“The Dupont Circle (DC) Overlay District was established to preserve and enhance the unique low scale, predominately residential and historic character, and independent small retail businesses of Dupont Circle, given the high-density development pressures caused by its proximity to the Central Employment Area and the Dupont Circle Metrorail Station. ... Where there is a conflict between the DC Overlay and the underlying zoning, the more restrictive provisions of the Zoning Regulations govern.”

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