

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

**FORM 140 - PARTY STATUS REQUEST**

Before completing this form, please go to [www.dcoz.dc.gov](http://www.dcoz.dc.gov) > IZIS > Participating in an Existing Case > Party Status Request for instructions. 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.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	David Li Haiko		
Address:	1119 Morse St. NE Washington, DC 20002		
Phone No(s):	2/399-5256	E Mail:	dlihaik@msn.com
I hereby request to appear and participate as a party in Case No.:		19635	
Signature:	David Li Haiko	Date:	11-9-2017
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E Mail:	

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for: **NOVEMBER 29, 2017**

**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;
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; and
4. The total amount of time being requested to present your case.

**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.

Mr. and Mrs. David Hailes  
1119 Morse Street, N.E.  
Washington, D.C. 20002  
(202) 399-5256

November 9, 2017

Government of the District of Columbia  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, N.W.  
Suite 200-210 South  
Washington, D.C. 20001

Re: BZA Application #19635

Dear Sir/Madam:

My name is Geraldine Hailes and my husband and I reside at 1119 Morse Street, NE in Washington, DC. We have lived at this address for more than 25 years and have enjoyed our neighborhood and the life we have built here in our home. The property next door to us at 1121 Morse Street, NE was newly acquired by HJB Properties, LLC.

Recently, we learned that HJB Properties, LLC applied for a variance/special exception permit for the property next door to our home. Additionally, on October 5, we attended a Single Member District 5DO6 meeting and spoke to Mr. Brandon Jackson, the developer of the property. Through our discussion with Mr. Jackson, we learned of his plans for the single-family property at 1121 Morse Street, which is next door to our home. Mr. Jackson informed us that he intended to turn the property at 1121 Morse Street into condominium dwelling. Mr. Jackson also stated that he planned to go up 40 feet and at least 10 feet out. This causes us grave concern as the plans proposed for the property would alter the ambiance and beauty of our peaceful neighborhood and negatively impact our living space. The proposed multi-family dwelling would block the sunlight and view that added to the attractiveness of our home. In addition, the newly planned structure would mitigate and drastically reduce the flow of air that added to the comfort and joy we experienced when we sat outside. The proposed overstated apartment dwelling would be an eyesore to the rest of the properties on our street and would possibly reduce the value of our home.

As a result, my husband and I emphatically oppose the pending plans for the property at 1121 Morse Street, NE. It would be a monstrosity of a building that would lower the property value of the existing homes in our neighborhood and would only be beneficial to HJB Properties, LLC. We ask that you do not approve the proposed plans to build an apartment dwelling by increasing the height and width of the property at 1121 Morse Street. If additional public hearings are scheduled for this matter, please inform the residents of our neighborhood.

Thank you and please feel free to contact us for more information.

Best Regards.

  
David L. Hailes