



**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 > 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:	Meg Staines		
Address:	1768 Lanier Place, NW WDC 20009		
Phone No(s):	(443) 745-4214	E-Mail:	megLH0328218@gmail.com

I hereby request to appear and participate as a party in Case No.:	19731
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Signature:	/s/	Date:	5 April 2018
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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
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If yes, please enter the name and address of such legal counsel.

Name:	Guillermo Rueda, AIA Authorized by Margaret Staines		
Address:	2912 18th Street, NW WDC 20009		
Phone No(s):	(202) 213-2825	E-Mail:	g.rueda.aia@gmail.com

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:	11 April 2018
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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 by the proposed zoning action than that of other persons in the general public.

Submitted by the Proposed
 District of Columbia
 CASE NO. 19731
 EXHIBIT NO. 42

Guillermo Rueda, AIA

202.213.2825

g.rueda.aia@gmail.com

2912 18th Street, NW Lanier Heights, District of Columbia 20009

April 6, 2018

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case 19731, 1766 Lanier NW, LLC
Request For Party Status: Margaret Staines**

Chairman Hill and Distinguished Board Members:

On behalf of Margaret (Meg) Staines (Requester), adjacent property owner to the above noted case originally scheduled for April 11, 2018, please accept this Request For Party Status (Request) after the required cutoff of 14 days (March 28, 2018) set forth in Subtitle Y-36 Section 404.4.

The Requester has had a job assignment in Havre de Grace, MD since March 12th that will run through the first half of April and because of her time limitation, originally sought to voice her concerns and seek postponement through the ANC to allow her time to prepare for a hearing after her assignment was complete and be able to attend the Hearing.

Because the 3/21 PZT Committee Meeting was cancelled due to snow and since the ANC meeting on 4/4 did not have a quorum, there was no vote on the matter and the deadline to submit the Request had expired.

It turns out that this turn of events also denied the Applicant the ability to present the project to the ANC for their review. The Applicant has applied for postponement until May 23, 2018. If the Board approves this postponement, the filing date waiver could be considered moot.

Please consider this Request For Party Status based on the following:

- (1) The Requester's property located at 1768 Lanier Place NW will be directly affected by the actions requested of the Board;
- (2) The Requester is the legal owner/ mortgagee of the property being affected;
- (3) The Requester's property shares the southwest boundary and a party wall with the Applicant's property that is the subject of the application before the Board;
- (4) The diminution of adjacent property values is directly tied to the Applicant's request to convert the Single-Family Dwelling (SFD) to an apartment building given that the Property is part of a homogenous development of six single-family dwellings built in 1923. The Requester seeks to protect her interests given that the actions from the

Board could adversely affect the character and scale of this group of homes.
Approval of the applicant's request for relief depends on the Board's acceptance of an impermissible upper story addition.

- (5) The lack of completeness of Applicant's Request does not allow for a proper evaluation of the building height, number of stories or the requested relief from Subtitle E-206.1. Upper Floor Additions are specifically regulated from adverse effect on Architectural Elements, Chimneys, Vents and Solar Arrays.

The Requester is clearly affected by removal or modification of the Architectural Element and has a chimney that would be blocked by the impermissible Upper Story Addition. Also, her neighbor to the northeast at 1762 has a Solar Array powering the home that would also be affected. The incomplete Application does not identify, in either the statement or support drawings, the Requester's protected chimney or the solar array.

Finally, the Office of Planning has withheld its report on the Special Exception request.

Respectfully submitted,



Guillermo Rueda, AIA

On behalf of:
Margaret Staines
1768 Lanier Place NW Washington, DC 20009
Authorization letter attached

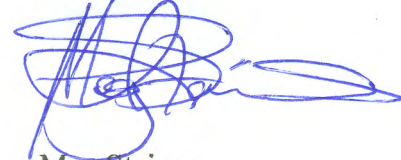
1768 Lanier Pl NW
Washington, DC 20009
April 6, 2018

Re: BZA Case #19731 – 1766 Lanier Pl NW

To whom it may concern:

I, Margaret (Meg) Staines, owner of 1768 Lanier Place NW, give Guillermo Rueda, AIA permission to act on my behalf and as my agent in filing documents and requesting party status at the Washington, DC Board of Zoning Adjustment (BZA) for BZA Case #19731 (1766 Lanier Pl NW).

Sincerely,



Meg Staines
1768 Lanier Pl NW
Washington, DC 20009
MegLH032218@gmail.com
(443)745-4214