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Form 140  
(Revised 03/15/02)

D.C. OFFICE OF ZONING

Case No. 05-37

2007 APR 25 PARTIES STATUS APPLICATION

Notice: [Click Here for Application Form Instructions](#)

Name:*	Karin Rutledge		
Address:*	728 Third Street, NE	City:*	Washington
Phone:*	(202)543-5565	Fax:	(202)234-7377
I, hereby request to appear and participate as a party.		Signature:	Date:*

*Karin W. Rutledge* 04/23/07

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:			
Address:	City:	State:	Zip:
Phone:	Fax:	Email:	

Please answer all of the following questions referencing why the above person should be granted party status.  
(If you require additional space, please attach an additional sheet.)

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 Board?\*

The proposed height of the building is out of scale with the 2 and 3 story rowhouses that it will surround on two sides. The developer should not be granted the PUD. The argument that the building would be a gateway for H Street does not hold up. Just because the Abdo/Broadway project was granted this upzoning does not mean it should be repeated. The Abdo/Broadway project is too big and overshadows the neighbors and the Little Sisters of the Poor building. There is no amenity (such as the restoration of a historic building like the Little Sisters of the Poor) that mitigates the issues we will have to deal with on this building.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)\*

Owner for more than 15 years.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)\*

10 feet to the rear and 48 feet on the side.

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 Board is approved or denied?\*

The construction of the project will have an adverse impact on the lives of people living on the square. The digging, pounding and removal of water will likely cause settlement which will endanger the historic homes already located on the square. The proposed project will eliminate many hours of sun that we currently enjoy and it will take away the privacy that we enjoy in our yard and our homes. Finally, it will block the open view that we have over the existing appropriately-sized townhouse offices on 2nd Street.

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

The proposal calls for a retail at the corner of 3rd and H Streets. This will create a traffic and parking problem. The overall building will create a traffic and parking problem as well as visitors will not be inclined to park in the garage and will seek outside parking. The L shape of the building will surround my house on two sides...the building will be 10 feet from the back of my house and 48 feet from the side of my yard. This will take away our privacy and ability to enjoy our properties.

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 person's in the general public.\*

This building is too big for the square which is shared with R-4 zoned houses. It is unprecedented in the city to have such incompatible zoning provisions on the same square.

ZONING COMMISSION

District of Columbia

05-37

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EXHIBIT NO.

EXHIBIT NO. 2

4/23/2007