West End Citizens Association

Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North

August 24, 2011

Mr. Jamison L. Weinbaum
Director, Office of Zoning
441-4th Street, N.W. - Suite 200/210-S
Washington, DC 20001

Re: Request for Party Status - Zoning Commission Case No. 07-21B (Per Star M Street Partners LLC – Modification to PUD @ Square 50)

Dear Mr. Weinbaum:

This letter requests "Party" status for the West End Citizens Association (WECA), of which I am President, for Zoning Commission Case No. 07-21B to be heard on October 27, 2011 (Per Star M Street Partners LLC – Modification to PUD @ Square 50). On January 18, 2008, the WECA requested "Party" status for the original PUD (ZC Case No. 07-21) at 22nd and M Streets and the Zoning Commission so granted it on February 25, 2008.

The WECA, founded in the 1890's and one of the oldest citizen associations in DC, is the principal community organization in the Foggy Bottom-West End area East of 23rd Street. It is primarily interested in maintaining the quality of life for the existing residential community in Foggy Bottom-West End.

Enclosed is a copy of the WECA's completed Zoning Commission Form 140, "Party Status Request." The Zoning Commission's procedures for contested cases at 11 DCMR §3022.3 and its Form 140 ask for the following information from persons and organizations requesting Party status:

Witness Information

(1) A list of witnesses who will testify on the person's behalf: WECA Board Secretary Barbara Kahlow.

(2) A summary of the testimony of each witness: Mrs. Kahlow will discuss the amenities package, including the specific amenities requested by the WECA, and comment on the proposed modifications to the PUD.

(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: none.

(4) The total amount of time being requested to present your case: 10 minutes.

Party Status Criteria

(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: the WECA includes Members from

15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.

(2) What legal interest does the person has in the property? (i.e., owner, tenant, trustee, or mortgagee): the WECA has owners and tenants with a legal interest in the subject property.

(3) What is the distance between the person's property and the property that is the subject of the application before the Commission? (preferably no farther than 200 ft.): the subject property lies within the WECA's boundaries.

(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 is approved or denied?: The PUD is expected to increase street life and, thus, safety but will reduce on-street parking and may increase traffic.

(5) Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied: none.

(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: WECA Members' could have: property values negatively affected, reduced on-street parking, increased traffic, increased noise, etc. The bottom line is that WECA Members' interests will be more significantly, distinctively, and uniquely affected.

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,

John C. Batham CBK
President

Enclosure

Form 140
(Revised 1/1/11)

Case No. ZC No. 07-21B

FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.

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.)

NAME: Last	First	Middle I.
West End Citizens Association		

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
P.O. Box 58098 (but mail c/o Barbara Kahlow, 800 25th St, NW #704)		Washington	DC	20037

Phone No.	Fax No.	E-Mail
Barbara Kahlow (202) 965-1083	call 1st	barbara.kahlow@verizon.net

I hereby request to appear and participate as a party.	Signature	Date
	John O. Barbara (BAK)	8/24/11

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: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
			DC	20037

Phone No.	Fax No.	E-Mail

WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. **A list of witnesses who will testify on the person'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:

On a separate piece of paper, 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 appeal or application before the Commission/Board? (Preferably no farther than 200ft.)**
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.