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OF COUNSEL:
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November 14, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 NOV 14 PM 4:55

HAND DELIVERY
Mr. Geoffrey Griffis
Chairperson
Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

Re: BZA Appeal No. 16934.
Square 939, Lot 77-78
920-922 Constitution Avenue, S.E.

Dear Mr. Griffis and members of the Board of Zoning Adjustment:

On behalf of Christopher's Row LLC, we are seeking to intervene in this matter. Christopher's Row is the owner of record of the property for which the building permit was issued.

We ask that the Board waive the 11 DCMR § 3106.02, 14 day limitation for intervention in this matter. As you may know the DCMR available for purchase is out of date, when we attempted to obtain the rules for procedures for appeals to the Board from the internet, the document was not available. Other portions of the Zoning Code were available.

The appellants herein have named as the owners or contractors, both John Casey and JFC Properties or JFCBOG Properties. John Casey is an agent for Christopher's Row LLC. JFCBOG Properties is the former owner of the subject property having conveyed the property in July 2002.

In the interest of justice we ask that the requirements of 11 DCMR § 3106.02 be waived, or in the alternative, that Christopher's Row be substituted for John Casey.

Respectfully Submitted,

Benny L. Kass

Enclosure:
cc: Client
Advisory Neighborhood Commission 6A
c/o Ms. Ivetta Basterrechea, Chairperson
Robert Kelly, Zoning Administrator

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BZA
Case No. 16934
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16934
EXHIBIT NO.27

Form 140
(Revised 03/15/02)

Case No. _____

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
CHRISTOPHER"S ROW, LLC, a District of Columbia corporation		

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
c/o Benny L. Kass, Esq.	1050 17th St.,NW,	# 1100, Washington,	DC	20036

Phone No.	Fax No.	E-Mail
(202) 549-6500	(202) 293-2608	

I, hereby request to appear and participate as a party. Signature Date 11-14-02

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.
Kass Schmitt	Benny Richard	L. P.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
Kass, Mitek & Kass PLLC 1050 17th St.NW, Suite 1100		Washington,	DC	20036

Phone No.	Fax No.	E-Mail
(202) 659-6500	(202) 293-2608	

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?
Christopher's Row, LLC is the owner of the property for which the permit was isued. John Casey is an agent for the Owner. The listing of JFCBOG Properties is incorrect. The outcome of the appeal affects Christopher's Row, LLC's right to develop property it owns.

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

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.) Owner of subject property.

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? Owner's economic, social and environmental intersts.

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.

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.

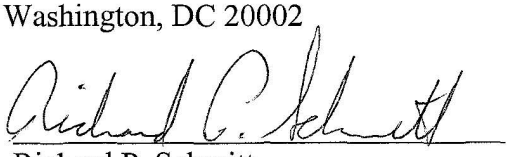
Owner of pubject property.

CERTIFICATE OF SERVICE

I hereby certify that the foregoing Request To Intervene as a Party was mailed on this 14th day of November, 2002, by first class mail, postage prepaid to:

Advisory Neighborhood Commission 6A
c/o Ms. Ivetta Basterrechea, Chairperson
P.O. Box 76680
Washington, D.C. 20013

Robert Kelly
Zoning Administrator
Department of Consumer and Regulatory Affairs 1
District of Columbia
941 Capital Street, NE
Room 2000
Washington, DC 20002



Richard P. Schmitt

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