Form 140
(Revised 03/15/02)

Case No. 16951

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
Ozer	Katherine	A.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1921 Kalorama Rd. NW	#401	Washington,	D.C.	20009

Phone No.	Fax No.	E-Mail
202-234-6273	202-543-0978	kozer4@aol.com

I hereby request to appear and participate as a party. Signature: Katherine Ozer Date: 11/12/02

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.

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

Phone No.	Fax No.	E-Mail

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?
As tenants, our safety is directly impacted by the outcome of this Variance decision as is the nature of the use of an apartment being converted from residential to commercial use for the public

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
I am a tenant and will speak on behalf of the 20 tenants who have signed the attached forms

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.) We are tenants, in the building and live within 200 feet.

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 social + economic impact is will be borne by tenants resulting from public access to our building, increased street traffic, parking, and general security issues. ~~The~~ The illegal location of the ~~to~~ office has resulted in a reduction, not an increase in service

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 proposed plans outlined also raise issues about the renovation plan and possible fire exit issues.

RECEIVED D.C. OF ZONING
2002 NOV 13 PM 3:21

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.

See attached answer.

BZA
Case No. 16951
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16951
EXHIBIT NO.25

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.

I will speak for tenants who have lived at 1921 Kalorama Rd. and in the Adams-Morgan community for up to 40 years. I will present the strong opposition to the pending application by Southwest Properties for a variance that would allow the establishment of a consolidated management office in our building for at least five other residential properties in the R-5-B District. Our interests are significant in that the granting of this variance will directly affect the safety and security of our residences.

In September 2001, Realty Management Services (RMS) illegally established a rental office on the T-level of our building that serves other buildings that they manage as well as the general public. As tenants, we notified the DC Government of this violation and now, more than a year later they have been fined for their continued operation of an illegal office.

1) Their application implies that the existing office is for the tenants of 1921 and that they are requesting expanded use. It has in fact illegally been serving the tenants of the five additional buildings and the public since it was established in September 2001. As tenants, we first became aware of this proposed office at a group tenants' meeting for all six buildings convened by RMS on July 25, 2001 at a site near the Foggy Bottom metro station. At that meeting, the location of the consolidated office was announced to all of the tenants present. We raised security issues at a meeting with RMS in August 2001, in a November 9 letter responding to the issues that had been ignored since our meeting, and in a meeting with RMS in January 2002.

2) The application states that 5-10 people per day Monday-Friday would be using the office. First, this under-estimates its use as there are numerous prospective tenants for all six buildings, concerns by current tenants, rental payments, and coordination of maintenance. The office has been open on Saturdays with individuals waiting in the T-level hallway to see apartments.

3) The application states undue hardship in using this space for residential purposes and the problem of providing full-time management staff solely for 1921. Neither of these arguments are in our view sufficient to grant a waiver as the granting of the waiver would be detrimental to the public good and alter the current zoning plan. Of the 57 apartments in our building, there are 7 apartments on the T-level. In the 15 years I have lived at 1921, this apartment has always been rented. At that time of its vacancy last year, it is possible that they were not able to get the highest rent for the comparable unit (1BR/1Bath) which was above $1300/month but that doesn't mean it is not a rentable apartment.

The application cites beneficial services to the residents. Not only has this office location not provided beneficial services, it has been a detriment. There is increased street traffic, increased demand on very limited parking spaces, security lapses caused by the door being left ajar on the T-level, and the issue of the public having access to our stairwell, elevators and apartments. The proposed plan to place walls in the area around the entrance raises questions that could impact on the historical design of the Terrace level of the building.

The cost of maintaining the offices of a business is not an exceptional and undue hardship on the owner. As with any business, it is one of the costs of doing business. This office alters the nature of much more than one apartment. It is a clear commercial use of a residential building that alters the zone plan for the benefit of a company that can well afford to maintain an office in an appropriate location. Granting this variance would be detrimental to the well-being of tenants and nearby residents due to the security, safety, and environmental problems that we are currently experiencing. This variance needs to be rejected and the office must be relocated.

Name: Susan Laws

Apartment Number: #101

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Susan Laws

(signature)

Nov 11, 2002

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

Application of Southwest Properties, Inc., pursuant to 11 DCMR § 3103.2, for a variance for the use provisions under section 350, to allow the establishment of a consolidated management office for related residential properties in the R-5-B District at premises 1921 Kalorama Road, N.W. (Square 2539, Lot 300)

We appreciate this opportunity to come before the Board of Zoning Adjustment to present our reasons for our opposition.

The attached signatories as residents of 1921 Kalorama Road, NW, are opposed to the granting of the variance requested by Southwest Properties, Inc., c/o Realty Management Services, Inc., Bethesda, Maryland.

We are, therefore, petitioning the Board of Zoning Adjustment to deny Application No. 16951 submitted by Southwest Properties, Inc.

Attachments

Name: FRED H. SELLERS

Apartment Number: #103

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this ~~matter~~ in accordance with Form 140 – the Party Status Application.

(signature)

11/12/2002
(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
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Attachments

Name: Eileen McArdle

Apartment Number: 105

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Eileen A. McArdle

(signature)

Nov. 10, 2002

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: FRED BOBICK

Apartment Number: 105

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(signature)

11·12·02
(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
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Attachments

Name: EDUARDO RODRIGUEZ

Apartment Number: #106

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

E. Rodriguez

(signature)

November 11, 2002

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: EDNA D. DURAND

Apartment Number: 109

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Edna D. Durand

(signature)

11-11-02

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: Vivien Braslau

Apartment Number: 110

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

V Braslau

(signature)

11/11/02

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: Esther Tzehai

Apartment Number: 201

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Esther Tzehai

(signature)

Nov 11, 2002

(date)

Date: November 12, 2002

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FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: ASTRID SCHMIDT

Apartment Number: 209

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Astrid Schmidt

(signature)

11/10/02.

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: Deborah Myerson

Apartment Number: 20

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

(signature)

11/12/2002

(date)

Date: November 12, 2002

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Attachments

Name: Patrick Dove
Apartment Number: 210

As a resident of 1921 Kalorama Road, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the attached cover page. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 - the Party Status Application.

Patrick Dove
(Signature)

11/12/2002
(Date)

Name: Gwendolyn B. Long

Apartment Number: #208

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Gwendolyn B. Long
(signature)

11/12/02
(date)

Date: November 12, 2002

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Attachments

Name: JOSEPH CAMERON + CRAIG-LYNNE CAMERON

Apartment Number: 307

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Joseph Cameron and Craig Lynne Cameron
(signature)

17 NOVEMBER 2002
(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
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Attachments

Name: JEANNE BENAS

Apartment Number: 310

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Jeanne Benas

(signature)

11/11/02

(date)

Date: November 12, 2002

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Attachments

Name: David Battey

Apartment Number: 401

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

David Battey

(signature)

11/12/02

(date)

Date: November 12, 2002

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Attachments

Name: Laura Obolensky

Apartment Number: 405

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

Laura Obolensky #405

(signature)

11/11/02

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

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Attachments

Name: Julian Davis

Apartment Number: 410

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

(signature)

Nov 9 02
(date)

Date: November 12, 2002

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Attachments

Name: JoAnn Volk

Apartment Number: 504

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

(signature)

11/12/02
(date)

Date: November 12, 2002

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Attachments

Name: Patrick Covington

Apartment Number: 504

As a resident of 1921 Kalorama Road, NW, I am joining other residents in petitioning the Board of Zoning Adjustment to deny the application for a zoning variance submitted by Southwest Properties, Inc. Application Number 16951, in accordance with the cover page below. I authorize Kathy Ozer to represent my interests at the November 26th meeting of the Board of Zoning Adjustment which includes the power to make binding resolution of this matter in accordance with Form 140 – the Party Status Application.

(signature)

11/08/02

(date)

Date: November 12, 2002

TO: Board of Zoning Adjustment
FROM: Residents, 1921 Kalorama Road, NW
SUBJECT: Petition opposing the application for a zoning variance of Southwest Properties, Inc., Application No. 16951

Application of Southwest Properties, Inc., pursuant to 11 DCMR § 3103.2, for a variance for the use provisions under section 350, to allow the establishment of a consolidated management office for related residential properties in the R-5-B District at premises 1921 Kalorama Road, N.W. (Square 2539, Lot 300)

We appreciate this opportunity to come before the Board of Zoning Adjustment to present our reasons for our opposition.

The attached signatories as residents of 1921 Kalorama Road, NW, are opposed to the granting of the variance requested by Southwest Properties, Inc., c/o Realty Management Services, Inc., Bethesda, Maryland.

We are, therefore, petitioning the Board of Zoning Adjustment to deny Application No. 16951 submitted by Southwest Properties, Inc.

Attachments