Form 140
(Revised 03/15/02)

Case No. 16980

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
MANLAPAZ	JOSEFA	P.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
309 12th St SE		WASHINGTON	DC	20003

Phone No.	Fax No.	E-Mail
202-544-9794		

I hereby request to appear and participate as a party. Signature: [signature] Date: 1/5/03

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.
WILL NOT PERSONALLY APPEAR		

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?

NO EFFECT

BZA
Case No. 16980
Exhibit No. 27

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 10 AM 9:22

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

~~TENANT~~ NONE, OTHER THAN BEING A NEIGHBOR

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.)

HALF A BLOCK

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?

BETTER USE OF THE BUILDING TO BE USED AS AN ARTIST'S STUDIO - WAS NEVER USED AS A GROCERY STORE - THUS AN OVERALL IMPROVEMENT (SEE ATTCH)

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.

WILL ENHANCE NEIGHBORHOOD, DIVERSIFY PROFESSIONAL BACKGROUND; ALLOW ARTISTS TO WORK/RENT/OWN IN NEIGHBORHOOD

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.

AS AN ARTIST, I HAVE EMPATHY FOR APPLICANT'S ZONING APPLICATION. WILL ALLOW FOR ARTISTS TO WORK IN THE NEIGHBORHOOD (12th St SE) OTHER ARTISTS ALREADY IN EASTERN MARKET AREA - THIS IS ONLY AN EXTENSION OF THAT ZONE.

cont'd (#4) SEE ATTACHED →

Board of Zoning Adjustment
District of Columbia
CASE NO. 16980
EXHIBIT NO. 27

CASE NO. 16980

Continuation of Party Status Application

#4. The current zoning use of the applicant's property at 301 12th St., SE (1st Floor, square 991, lot 25) is for grocery store status. While owner, Scott R. Gillis, neither rented out nor utilized the space for such use, he instead rented the space out to a guitar-maker, David Berkowitz.

In my 10 years as a resident-owner of property at 309 12th St., SE, the above property has been in a disheveled, uninhabited, and poorly kept state. In my view, Mr. Gillis has not kept the property in good and respectable condition, especially from what is visible from street level (I cannot speak of the interior space, as I have not been inside). The grass is often left overgrown to knee-level; as a matter of fact, the grass from his front yard continues to the sidewalk on both sides (his lot sits on a corner) and is typically not mowed or cleaned of debris.

I strongly feel that in order for Mr. Gillis's zoning application to be approved, he needs to make some safety and construction modifications to his building, including aesthetic considerations (like maintaining his property grounds). This will not only afford his tenant Mr. Berkowitz with a better rental unit, albeit a working space, but will also positively impact the environmental, economic, and social fabric of the entire neighborhood. The convergence of Twelfth Street, South Carolina, and C Streets, SE where Mr. Gillis's property sits is a prominent location. Property values in the immediate lots to his are appreciating in value. New rowhouses across from his property have been built to enhance the economic status of the now-pricey neighborhood. His other neighbors work hard to keep a clean and properly maintained, presentable frontage in order to upgrade the quality of life in the neighborhood. In my view, Mr. Gillis should do his share to positively contribute to his neighborhood and not see his property only as a business where he merely rents out his units to several individuals and neither take any interest nor invest in its maintenance.