Form 140
(Revised 03/15/02)

Case No. 17004

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
MEDINA,	FRANCISCO	A.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
240 12th ST SE		WASHINGTON	DC	20003

Phone No.	Fax No.	E-Mail
(202) 543-1275	(202) 220-3699	medinaf@citigroup.com

I hereby request to appear and participate as a party. Signature: [signature] Date: 3/20/03

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.

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

Phone No.	Fax No.	E-Mail

BZA
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Exhibit No. 34

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 PROPERTY AT 240 12th ST SE WILL BE SIGNIFICANTLY AND NEGATIVELY AFFECTED IF THE BOARD GRANTS THE REQUESTED VARIANCE. ECONOMICALLY, THE VALUE OF 240 12th ST SE WILL DECLINE BY BEING PLACED IN PROXIMITY TO AN APARTMENT BUILDING. AESTHETICALLY, THE REQUESTED VARIANCE WOULD INCREASE CONGESTION AND PROBLEMS WITH ROUTINE MAINTENANCE THAT ALREADY EXIST.

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.)
40 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 PROPERTY VALUE OF ALL THE HOUSES ON THE BLOCK — ALL ROWHOUSES VIRTUALLY IDENTICAL TO THE THE PROPERTY FOR WHICH THE VARIANCE IS BEING SOUGHT — WILL BE NEGATIVELY IMPACTED BY BEING PLACED NEAR A 3-UNIT APARTMENT BUILDING; PARKING AND CONGESTION WILL BE WORSENED; IF GRANTED, THE →

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~~. VARIANCE WOULD IRREPARABLY CHANGE THE CHARACTER OF THE BLOCK FROM OWNER-OCCUPIED ROWHOUSES WITH ONE RENTAL UNIT TO A SERIES OF MULTI-UNIT APARTMENT BUILDINGS MANAGED BY ABSENTEE LANDLORDS

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.
THE PROPOSED VARIANCE WOULD NOT BENEFIT THE GENERAL PUBLIC AT ALL; WHAT IT WOULD DO IS CONFER AN UNJUSTIFIED ECONOMIC ADVANTAGE ON THE APPLICANTS AT THE EXPENSE OF THE NEIGHBORHOOD AND AT THE EXPENSE OF THE PROPERTY OWNERS AND RESIDENTS IMMEDIATELY ADJACENT TO 244 12th ST SE.

Board of Zoning Adjustment
District of Columbia
CASE NO. 17004
EXHIBIT NO. 34

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

APPLICATION NUMBER 17004
TO WHOM IT MAY CONCERN:

FEB 2 1 2003

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, April 15, 2003. Your attention is invited to the following application:

Application of Penny Platt, pursuant to 11 DCMR § 3103.2, for a variance from the minimum lot area requirements under subsection 401.3, to allow the conversion of an existing flat into a three (3) unit apartment house in the R-4 District at premises 244 and 244-A 12th Street, S.E. (Square 1015, Lot 213).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR 3106.2. Section 3106 is enclosed for your information.

This case is in Advisory Neighborhood Commission 6B. This case will be heard between 9:30 a.m. and 12:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.