Form 140
(Revised 03/15/02)

Case No. 17044

# PARTY STATUS APPLICATION

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

| NAME: Last | First | Middle I. |
|---|---|---|
| The Wyoming Condominium Association ("Association") | | |

| ADDRESS: Street | Apt. # (if any) | City | State | Zip Code |
|---|---|---|---|---|
| 2022 Columbia Road NW | | Washington | DC | 20009 |

| Phone No. | Fax No. | E-Mail |
|---|---|---|
| 202-425-5555 | | KRISWDC@AOL.COM |

I, hereby request to appear and participate as a party. Signature: Robert Date: 7-13-07

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?

See attached

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

See attached

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.)

See attached

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?

See attached

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.

See attached

D.C. BOARD OF ZONING
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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.

BZA
Case No. 17044
Exhibit No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17044
EXHIBIT NO. 28

WYOMING CONDOMINIUM ASSOCIATION, INC.

July 12, 2003

Board of Zoning Adjustment

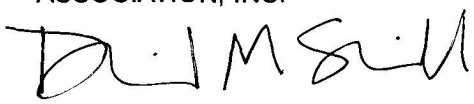
Re: Application No. 17044

Dear Sir or Madam:

This letter confirms the authority of Robert Kris Miller to represent the Wyoming Condominium Association, Inc. ("Association") at the Board of Zoning Adjustment with respect to the above-referenced application for a variance from existing zoning law. This authorization includes the power of Mr. Miller to bind the Association in the case. This authority was granted by a majority of the Association's Board of Directors on Wednesday, July 10, 2003.

Thank you.

Very truly yours,
THE WYOMING CONDOMINIUM
ASSOCIATION, INC.



By: David M. Smith
President

2022 COLUMBIA ROAD NW #305 • WASHINGTON, DC 20009
(H) (202) 319-7404 • (F) (202) 232-4689 • ds20009@starpower.net

Continuation of Party Status Application, Form 140, for
the Wyoming Condominium Association ("Association")

Case Number – 17044 (reference 2005 Columbia Road NW)

'Statement as to why the Association should be granted party status':

The Association is the homeowner's association of approximately 100 residential owners at the Wyoming, A Condominium ("Wyoming"). The Association requests party status because it is located within 200 feet of the property subject to application 17044.

The Association's residential owners, and the surrounding neighborhood, would be adversely affected if the application is approved. The approximate 30 units in the Wyoming that face Columbia Road would be even more impacted as they are in direct view and earshot of the applicant's property. The Wyoming is located at 2022 Columbia Road NW, across the street on the same block as the applicant.

Many Wyoming residents have expressed their opposition to members of the Association's Board of Directors. The board's sense is that opposition to the application runs broadly and deeply among our residents.

1) 'How The Association would be adversely impacted if the application is approved':

First, the variance would establish a precedent whereby an inn/tourist house or other business could be conducted in our residential zone, eroding our block's residential character. We believe this variance would be inconsistent with zoning regulations that generally disapprove of such businesses in residential zones, in order to preserve the integrity of the residential zone.

Second, the Association is concerned about the operational implications of the applicant's business on our residential neighborhood, including:

a. increased safety risks associated with the double parking of vendors, contractors, cabs and other service providers;
b. noise issues, both in the early morning (e.g. peace and quiet disturbed by cab horns honking in the early morning to take people to the airport) and in the evenings if guests congregate outside as they did under the prior owner;
c. trash accumulation for the family plus 12 guest rooms, out on the narrow front sidewalk, because there is no alley.

Third, we are troubled by the applicant's cavalier attitude toward the existing zoning rules that would prohibit the conversion of 2005 Columbia Road NW into an inn/tourist house. We note that the purchasers maintain a website describing their other tourist properties in our region (in northern Virginia, to be precise). On that website, the purchasers are already advertising the 2005 Columbia Road NW property. We are concerned about what this attitude portends for the owners' adherence to and respect for other District laws and regulations if they were permitted to operate a business here.

Fourth, the problem of parking for our residents remains acute, and was recently exacerbated by changes to boundaries of parking zones. Due to the increased competition for already scarce parking spaces from employee(s) and guests of the inn/tourist house, residents would have to park further away from their residences when returning home at the end of the day.

Finally, if this issue is a close question for any of you, we respectfully suggest that any deference should be accorded to the residents who treasure this neighborhood and city, not to out-of-town business persons having no prior connection to it. There is no local public interest that will be served by granting a zoning variance for 2005 Columbia Road. Our neighborhood already has a very large inventory of rooms for rent.

We appreciate your consideration of these comments.

2) The Association is the association of approximately 100 owners of residential units at the Wyoming.

3) The Wyoming is less than 200 feet from the property that is the subject of the application.

4) Approval of the application would adversely affect the Association as described in Item 1 (above).

5) No additional comments.

6) Please see the statement at the top of this document which describes why the Association should be granted party status. These are the reasons that the Association's interests are more significantly affected by the proposed variance than those of the general public.