Form 140
(Revised 03/15/02)

Case No. 17070

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
CHRISTIANE L. ROEHLER, ON BEHALF OF BEEKMAN PL. CONDOMINIUM ASSOC., M.		

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1666 BEEKMAN PL. NW	B	WASHINGTON	DC	20009

Phone No.	Fax No.	E-Mail
202-986-0068 (DAY: 202-623-5457)	202-585-5457	CROEHLER@GMX.d

[redacted] Signature 9/15/2003 Date

Will you appear (as a/a) ☐ [redacted] ☒ [redacted] Will you appear through legal counsel ☐ ☒

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Apt. # (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 ATTACHMENT

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

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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.)

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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?

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.

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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.

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BZA
Case No. 17070
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO. 17070
EXHIBIT NO. 23

Christiane L. Roehler
1666 Beekman Place, NW., Apt. B, Washington, DC 20009
Phone (home): (202) 986-0068 Phone (day): (202) 623-5457
Fax: (202) 589-5457 e-mail: croehler@gmx.net

on behalf of Beekman Place Condominium Association, Inc.
1600 Beekman Place, NW., Apt E, Washington, DC 20009
Phone: 202-234-9097 Fax: 202-319-8222

Sept 15, 2003

Attachment to Form 140, Request for party status in case 17070.

Question 1) Meridian International Center requests the modification of an order that stipulates that square 2567, lot 850 be used as accessory parking for the building located at 1630 Crescent Place. We are of the view that the requested modification will in effect result in higher demand for parking in the neighborhood, aggravating an already tight situation. Moreover, with parking located in an underground garage, traffic backups on Belmont Road that are caused by slow access to that underground garage are more likely. We do not see positive factors stemming from the proposed development that would mitigate these adverse effects.

Question 2) I am a co-owner of Beekman Place Condominium Association, Inc., and a member of the Board of Directors (treasurer).

Question 3) Beekman Place Condominium Association, Inc. abuts the property to be developed.

Question 4) As a result of the proposed modification the property values of Beekman Place Condominium Association, Inc. are likely to decline, because of tighter parking and more congested traffic on neighborhood streets; and residents of Belmont Road and Beekman Place will experience adverse environmental effects because they will be exposed to higher levels of exhaust fumes. Tighter parking will occur because (i) many people don't like to use underground garages especially at night, increasing the likelihood that visitors to Meridian International Center will park on neighborhood streets; and (ii) guests to residents of the new building will park on neighborhood streets. More congested traffic will occur, because access to an underground garage is much slower than to a surface parking lot. Such slow access, and the necessary venting of an underground garage will also expose neighborhood residents to higher levels of car exhaust fumes.

Question 5) We recognize that Meridian International Center and the anticipated developers have worked with neighborhood residents to agree on some conditions that would mitigate some of the effects of the proposed development, and set out these conditions in two

Memoranda of Understandings. However, we are concerned that in the event, even these conditions will not be enforceable because the memoranda will not have sufficient legal status.

Question 6) The lot to be developed abuts the property of Beekman Place Condominium Association, Inc., and access to that lot can only take place via Belmont Road which passes the property of Beekman Place Condominium Association, Inc (one-way street regulations on neighborhood streets). Traffic jams resulting from slow access to an underground garage potentially hinder entry and exit to parking lots of Beekman Place Condominium Association, Inc, thereby inconveniencing in particular Belmont Road and Beekman Place residents. Moreover, increased exhaust fumes from slow traffic and venting of the underground garage also most immediately affect our residents.

Christiane L. Roehler
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Sept 15, 2003

FAX: Request for party status in case 17070

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