Form 140
(Revised 03/15/02)

Case No. BZA-2002-1234

PARTY STATUS APPLICATION

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

Name:*	Reed Cooke Neighborhood Association (contact: Simi Batra) RE: #17095				
Address:*	1710 Euclid Street, NW	City:* Washington	State:* DC	Zip:* 20009	
Phone:*	(202)257-4745	Fax: (202)544-4723	Email:	simi.batra@tpl.org	

I, hereby request to appear and participate as a party. Signature: [signature] Date:* 01/22/2004

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:			
Address:	City:	State:	Zip:
Phone:	Fax:	Email:	

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? *

RE: 17095. The Reed-Cooke Neighborhood Association ("RCNA") was created to protect the common interests of residents of the Reed-Cooke Neighborhood. Among these interests is upholding the integrity of the Reed-Cooke Overlay. The overlay was designed to protect current housing in the area, provide for the development of new housing while maintaining heights and densities at appropriate levels, and to protect nearby residences from damaging traffic, parking, environmental, social and aesthetic impacts. For the health of the Reed-Cooke neighborhood, development/business activities should be limited to what is permitted as a matter of right, notwithstanding the narrow provisions in statute that allow otherwise. As the voice of the residents of the Reed-Cooke neighborhood, the RCNA requests to be heard on this matter. The Reed-Cooke Overlay explicitly prohibits the very activity that the applicant seeks to have "legalized." This was not an oversight in the drafting of the overlay; it is by design. In this case the applicant's proposed project is a prime example of a land-owner ignoring the constraints of a neighborhood's infrastructure to maximize financial gain. This gain is at the expense of the current residents of the Reed-Cooke neighborhood. The proposed project will add more cars and more traffic than the area can handle. The RCNA members will bear the brunt of this consequence, as the building is located in the middle of the Reed Cooke neighborhood. Furthermore, the members of the RCNA fear this use of this building will have a negative effect on the immediate environment, as well as decrease the walkability of the neighborhood, thereby decreasing our property values. It is for that reason that the overlay explicitly prohibits this activity. Finally, as homeowners in the Reed-Cooke Overlay District, many members of the RCNA attribute a percentage of the value of their homes to being able to rely on the integrity of the zoning laws. Members of the RCNA have purchased property in the area with the understanding that the municipal regulations in existence would be enforced. When developers are permitted to come into the neighborhood and design a project without having to adhere to the zoning regulations as they are written, the integrity and purpose of the regulations begin to erode. It is the purpose and goal of the RCNA to prevent this erosion.

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

The affected members of the RCNA are a combination of owners and tenants of the houses and buildings surrounding the applicants building.

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.)*

RCNA has approximately 34 members living within 200 feet of the proposed project. In addition, the RCNA has 207 active members that live within the Reed Cooke Overlay District, all of whom will be adversely affected by the proposed project.

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?*

As stated above, the proposed project will have a negative impact on the property values of many members of the RCNA. In addition, the air quality of our neighborhood will be further diminished, with a corresponding increase in childhood asthma levels and other respiratory ailments. Additionally, property values will be hurt by the addition of several hundred more cars onto our streets at night. While it may seem counterintuitive, allowing dozens of businesses to advertise "parking available" for only 120 parking spots will actually make the problem worse. Such advertising does not diminish existing congestion; instead it encourages even more people to drive. Those additional drivers will far outnumber the available parking spaces in the building, and will instead clog our residential streets. Parking will become an even bigger problem than it already is if the application is approved. The additional burden on traffic attributable to the special exception will have both negative economic and social impacts on the current residents of the Reed-Cooke area. Added traffic is not only an inconvenience and polluter; it creates a dangerous nuisance for the many pedestrians in the neighborhood. Plus, with more traffic comes

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undesirable additional noise, which the RCNA wishes to keep to a minimum by adhering to the Reed-Cooke Overlay.

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 RCNA feels that it is imperative that the Board take into account the cumulative affect of the numerous development projects presently in progress in the Reed-Cooke neighborhood when deciding whether to grant the requested variance. The proliferation of development in the Reed-Cooke area is exponentially affecting the problems previously discussed above. While the effect of any one variance may be small, granting variances to numerous projects will have a cumulative adverse affect on the members of the RCNA.

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 tenants and owners in the Reed-Cooke Overlay District, the members of the RCNA will be more affected by the impact of the requested special exception than other persons of the general public. It is the member of the RCNA who rely on the Reed-Cooke overlay, and are most affected when it is not strictly upheld. In this case, if the requested special exception is granted it is the members of the RCNA who will be forced to deal with the valet parkers, it is the members of the RCNA who will be overrun by traffic, it is the members of the RCNA who will have to face the negative affects of congested roads, and it is the members of the RCNA who will have to deal with frustrated drivers attracted by advertising of "valet parking available" but only to find 18th Street grid locked or the lot full, and who instead park illegally on our crosswalks, in our alleys, in our private drives, in our intersections and in front of our fire hydrants. Thus, the RCNA requests party status, in order to ensure the views of the Reed-Cooke residents are heard.