Mrs. Barbara F. Kahlow

April 29, 2005

Ms. Jerrily R. Kress
Director
Office of Zoning
441-4th Street, N.W. – Suite 210
Washington, DC 20001

Re Request for Party Status in BZA #17322 (formerly #15461), 2501 Penn. Avenue, NW

Dear Ms. Kress:

This letter is to request Party Status in the Board of Zoning Adjustment's (BZA's) consideration of Case No. 17322, Application of Intrepid 2501 Acquisition LLC, scheduled to be heard on May 17, 2005. This letter contains the information required by 11 DCMR §3106.2 and is filed not less than 14 days prior to the hearing date.

The required information is as follows:

(a) The person's name and address: Barbara F. Kahlow, 800-25th Street, N.W. #704, Washington, DC 20037.

(b) A request to appear and participate as a party: Since 1991, I have been a party to the BZA's consideration of various development proposals for 2501 Penn. Ave. (including the BZA's predecessor Case No. 15461). In that capacity, I served as lead witness and community testimony coordinator, and testified before the BZA at least five times from 1991 to 1997 in writing or in person about proposed development of this site. Lastly, I was one of five co-signers of the 1993 Settlement Agreement of various lawsuits against the District of Columbia that was arrived at through court-ordered mediation. With counsel, I served at times as the community's sole negotiator in this mediation.

(c) Whether the person will appear as a proponent or opponent of the appeal or application: I will appear as an opponent.

(d) Whether the person will appear through legal counsel and, if so, the name and address of the legal counsel: I intend to initially appear without legal counsel but would like to reserve the right to appear with legal counsel, if necessary.

(e) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the zoning relief requested of the Board: The Westbridge #404 and #405, 2555 Penn. Ave., N.W., Washington, DC 20037.

BZA
Case No. 17322
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17322
EXHIBIT NO. 32

(2) The legal interest the person has in the property, such as owner, tenant, trustee or mortgagee: owner.

(3) The distance between the person's property and the property that is the subject of the appeal or application before the Board: within 200 feet of the property.

(4) The environmental, economic, social, or other impacts likely to affect the person and/or the person's property if the zoning relief requested of the Board is approved or denied: As a long-time advocate for historic preservation, I believe that the proposed development will have a negative effect not only on the three abutting landmarked low-scale Mullett townhouses (on Penn. Ave.) but also the last in-tact row of low-scale historic townhouses in the West End (on 25th Street). In addition, the quality of life of residents in the immediately impacted area will be affected by the proposed development, such as reduced air and light for some residents.

(5) An explanation of how the person's interests as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning relief than those of other persons in the general public: As indicated above, since 1991, I have been a party to the BZA's consideration of various development proposals for 2501 Penn. Ave. (including the BZA's predecessor Case No. 15461). In that capacity, I served as lead witness and community testimony coordinator, and testified before the BZA at least five times (5/24/91, 6/9/93, 10/27/96, 6/23/97, & 7/31/97) in writing or in person about proposed development of this site. Lastly, I was one of five co-signers (only three of which are still active in DC land use cases) of the 1993 Settlement Agreement of various lawsuits against the District of Columbia that was arrived at through court-ordered mediation. With counsel, I served at times as the community's sole negotiator in this mediation. Since prospective owners were informed of this Settlement Agreement, I will discuss the differences between the proposed development and the resulting court-ordered Agreement.

If you need additional information, I can be reached at barbara.kahlow@verizon.net or on (202) 965-1083. Thank you for consideration of my request.

Sincerely,

Barbara J Kahlow