See attached sdjwcraig@msn.com

Form 140
(Revised 03/15/02)

Case No. 17393

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
Davidson	Steven	C

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1013 P St NW		Washington	DC	20001 ~~20005~~

Phone No.	Fax No.	
202-362-9311	202-737-1744	~~sdjwcraig@msn.com~~ steve.raleigh@msn.com

I, hereby request to appear and participate as a party. Signature: Steven Davidson Date: 10/23/05

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?
DEF will destroy the small residential character of the community. (2) reduce parking which is in short supply 3. with the large number of units coming on, there is no need to increase the supply. [illegible]

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? (Measured no farther than 200ft.) less than a block, ~~about~~ believe ~~about~~ less than 200 ft.

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? 1. Reduce value of property re destroying current neighborhood character of the community and 2. reduce parking.

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

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

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BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17393
EXHIBIT NO. 28

Board of Zoning Adjustment
District of Columbia
CASE NO. 17393
EXHIBIT NO. 28

Government of the District of Columbia
Board of Zoning Adjustment
Application Number 17393
Application of Ellis Denning Properties LLC on behalf of Ernest L. Murphy for a variance from the residential recreation space requirement under Section 773 and a variance to permit access to required parking spaces from an alley less than 10 feet addition to the C-A District at premises 1425 11th Street, NW. (Square 338, Lots 37, 38, 39, 40, 800, 801, 802, 803).

Form 140 Party Status Application
Davidson, Steven C. (on behalf of Davidson, Bullard and Bullard, property owners)
1013 P Street, NW Washington, DC 20001
p - 202-362-9311 f-202-737-4744 e-mail sdjwcraig@msn.com
dated 10/30/05

I will not appear in person but rather will responding in writing through this document as an opponent. I am not represented by legal counsel.

1. **How will the property owned or occupied or in which a person has an interest be affected by action of the Board?**

The zoning variance application should be denied by the Board party and should not be granted. Approval would lower property values and inconvenience/harm residents for these reasons among others.
a. The approval and resulting housing development will harm and impair the current small residential neighborhood character of the community.
b. Parking is in short supply – the application will further reduce it and inconvenience those entering and leaving the parking area by reducing the access area.
c. There is no compelling need (and that case must be proven) to approve a variance to construct the 28-unit building with the well publicized surge in new housing coming on line in the area. Applicant must make the case that the current property owners in the adjacent area is not harmed.
d. The variance will inconvenience pedestrian/residents. It will also make it more difficult to residents and other pedestrians by reducing a route to walk through the neighborhood adjacent areas.

2. What legal interest does the person have to the property?

An owner of the property and representative of the ownership group (Bullard, Bullard and Davidson)

3. What is the distance between the person's property and the property that is subject to the appeal or application to the Board?

Approximately 150 to 160 feet.

4. What is 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 action would reduce property values in the immediate and adjacent areas by impairing and perhaps harming or even destroying historic and current neighborhood value as a single family or small unit residential community. It reduces convenient parking and inconvenience pedestrian residents by reducing access to and from the parking area.

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.

Reduce property values. Harm the residential character of the area/block which was the motivation for buying and continuing ownership of property in the area. Inconvenience the pedestrian traffic including our tenants and reduce the attraction of our property to prospective residents by reducing a pedestrian path and inconveniencing automobiles.

6. Explain how the person's interest will be more significantly, distinctively or uniquely affect6ed in character or kind by the proposed zoning action than that of other person's in the general public.

I and my partners are owners of a property near the location of the proposed zoning action. The action threatens to reduce our property values, harms the aesthetics and small residential character of the neighborhood and inconveniences of the residents, our tenants.

Steve Rawdon 10/31/05