



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	St. Clair Condominium Association Board			
Address:	1717 T St. NW Apt 22 Washington, DC 20009			
Phone No(s):	2036233175	E Mail:	elizabeth.anne.phelps@gmail.com	
I hereby request to appear and participate as a party in Case No.:		19188		
Signature:	 (For the St. Clair Condo Association)		Date:	2/19/16
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:			
Phone No(s):		E Mail:	

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (*Zoning Commission only*);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (*Zoning Commission only*); and
4. The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

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 Commission/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 application before the Commission/Board? (Preferably no farther than 200 ft.) *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 Commission/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 Commission/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 persons in the general public. *See attached*

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

FORM 140-10/10
EXHIBIT 101.02

Attachment to Form 140 – Party Status Request

Party Witness Information:

1. List of witnesses who will testify on the party's behalf: Elizabeth Phelps, Maha Armush

Party Status Criteria:

1. The property owned and occupied by the party applicants at 1717 T St. NW abuts the proposed new construction on the east side, thus the new building will impact light, air, egress, and property values of the applicants' property.
2. The St. Clair Condominium Association Board is composed of four members, Russell Hayer, Elizabeth Phelps, Maha Armush, and Rebecca Katz, each of whom is an owner-occupier of a condo at 1717 T St. NW.
3. The property is directly next door/abuts 1719 T St (the subject of the application before the Board). The western wall of our building will directly touch the wall of the proposed new construction.
4. If the action requested of the Board is approved, we believe it will have a severely detrimental effect on our property. Please see our written testimony submitted to the Board on February 19, 2016 ("Written Testimony from Owners at 1717 T St NW" (exhibit number not yet assigned)).
5. Please see "Written Testimony from Owners at 1717 T St NW" uploaded to the case file (exhibit number not yet assigned).
6. As owners and occupiers of the building that directly abuts (indeed would physically touch) the proposed new building at 1719 T St NW, the variances requested by Reneau Real Estate would affect our interests more than those of the general public. This includes blocking of light and air to our rear balcony and windows and a potential decline in our property values owing to that blockage and to a generally excessively large and inappropriately modern building being constructed next door. Please see "Written Testimony from Owners at 1717 T St NW" (exhibit number not yet assigned) for additional discussion.