



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



FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD

THIS FORM IS FOR NON-PARTIES ONLY. IF YOU ARE A PARTY PLEASE FILE A FORM 150 – MOTION.

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.

CASE NO.: BZA 19188

I, St. Clair Condominium Association Board hereby request the following relief:

☒ Accept an untimely filing of Form 140 - Party Status Request

☐ To reopen the record to accept _____

Points and Authorities:

Accept an untimely filing: Please state each and every reason you believe the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your request to accept an untimely filing, including relevant references to the Zoning Regulations or Map. If you require more space, please use a separate piece of paper.

Reopen the Record: Please state each and every reason you believe the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your request to reopen the record, including relevant references to the Zoning Regulations or Map. **The document(s) that you are requesting the record to be reopened for, must be submitted separately from this form. No substantive information should be included on this form.**

As owners and residents of the property abutting 1719 T St NW (the site of the proposed construction that is the subject of BZA Case No. 19188), we respectfully request a waiver of the application deadline to appear as a party in this case. We regret that we did not file an application by the deadline required by the BZA. We only became aware, in the last few days, of approvals of the 1719 T St project by the Historic Preservation Board (HPRB) and the ANC, both of which held hearings of which we were not notified. Indeed, the ANC 2B resolution on the project was only posted to the BZA's website yesterday, which is the first time we became aware that the ANC had already considered and rendered a decision in this matter. Given that we have not had adequate opportunities other than this hearing to have our objections to the matter seriously considered, we are petitioning the Board to waive the 14-day requirement and allow us to appear as a party to this case and receive the associated due process rights. We feel that these circumstances provide a good cause reason for the waiver of this deadline.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date:	2/19/16	Signature:	Elizabeth Phelps
Name:	Elizabeth Phelps (on behalf of the Condo Assoc. Board)	E-Mail:	elizabeth.anne.phelps@gmail.com
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Board of Zoning Adjustment
District of Columbia
CASE NO. 19188
FORM 153-15

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.