



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



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions. 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.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	Concerned Homeowners South of 232 10th Street SE		
Address:	238 10th Street SE, Washington, DC 20003		
Phone No(s):	202-547-4678, 202-423-8086	E Mail:	grole26@gmail.com
I hereby request to appear and participate as a party in Case No.:	20467		
Signature:	<i>Ronald A. Role</i>	Date:	5/11/2021
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E Mail:	

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for: _____

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;
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; and
4. The total amount of time being requested to present your case.

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

Additional requested information supplementing Form 140 for:

Party Status Request

BZA Case # 20467

Applicants for Party Status: Concerned Homeowners South of 232 10th Street SE
Michael David-Fox and Katherine David-Fox
236 10th St SE, Washington, DC 20003
md672@georgetown.edu; kdavidf@comcast.net
Gerald A. Role and Susan Eads Role
238 10th Street SE, Washington, DC 20003
(202)547-4678
grole26@gmail.com; seadsrole@gmail.com

Subject of Application: BZA Case # 20467
Regarding: Addition to 232 10th St SE, Washington, DC 20003
Submitted by: Geoff Anderson and Harriet Tregoning

Party Witness Information

1. A list of witnesses who will testify on the party's behalf:

Gerald Role will testify on behalf of 238 10th St., SE (Gerald and Susan Eads Role) and 236 10th St., SE (Michael and Katherine David-Fox)

2. A summary of the testimony of each witness:

Gerald Role will testify that a third floor would be incompatible and inconsistent with the other 29 rowhouses along 10th, 11th, and C Streets built contemporaneously with the subject property; that the other proposed additions would extend the house to the degree that it would create a tunneling effect adversely affecting neighbors on either side of the subject property; and that this project would adversely affect a uniquely vibrant community space (the alley now in the process of being made a named "court") between 10th and 11th St., SE.

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;

We do not anticipate offering any expert witnesses.

4. The total amount of time being requested to present your case.

10-15 minutes

Party Witness Criteria

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?

Our homes (236 and 238 Tenth Street S.E.) are two and three doors down from (232 Tenth Street SE), respectively. Aside from the immediately adjacent properties at 234 and 228-230, our properties will be most directly affected by the proposed renovation project.

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

Owners.

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.)

236 10th Street SE is 18 feet from the subject property; 238 10th Street SE is 36 feet away.

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?

Approval of the sought exceptions would permit construction that would have a negative impact on our air, light, and enjoyment of the properties at 236 and 238 10th St. SE.

Granting the special exemptions to the rear addition and lot occupancy requirements for these applicants would create incentives for other developers and sellers to seek similar exceptions, with the resulting construction "tunneling in" adjacent properties whose owners either choose not to or cannot afford to construct similarly sized additions. This would adversely affect the values of those adjacent properties. Moreover, the proposed extension of the basement would create "by right" privileges for these or future owners to build atop the extension, further blocking the views and air flow of neighbors. The vibrant and uniquely active community space in the alley, currently in the process of being named a court, would be bisected by the upward and outward construction. Granting the exceptions sought by applicants would set a harmful precedent, giving rise to a construction "arms race" upward and outward that would destroy the aesthetic unity of the rowhouses on this square and damage the economic interests of those who do not engage. Because the exceptions asked would injure the unique character of the neighborhood where we have lived for decades, they should be denied.

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.

The party is concerned that the owners have been absentee landlords who have caused concerns about rodents, repairs and other matters; that the current project is a development for rental purposes that the current owners may not occupy in the foreseeable future, if ever.

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

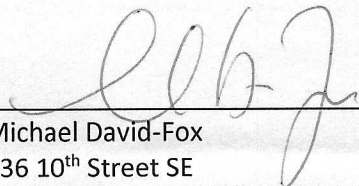
The back yards of adjacent properties, along with air flow, sky and court views, would be adversely affected by the proposed pop-up and pop-back. They would also be most affected by the precedent set here, which, as noted above, would incentivize further construction on the block.

TO THE DISTRICT OF COLUMBIA BOARD OF ZONING ADJUSTMENT:

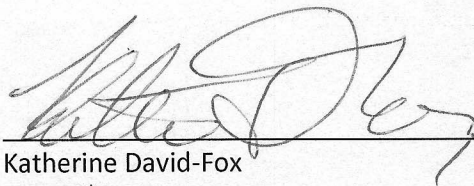
We, the undersigned, designate Gerald A. Role to file this party status request in the matter of BZA Application No. 20467 concerning 232 10th Street SE (Square 969, Lot 83), and to represent us therein.

Dated this 11th day of May, 2021.

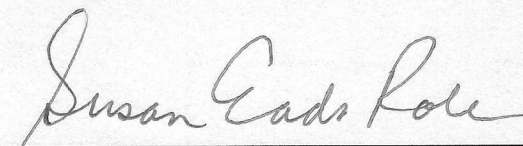
CONCERNED HOMEOWNERS SOUTH OF 232 10TH STREET SE



Michael David-Fox
236 10th Street SE
Washington, DC 20003



Katherine David-Fox
236 10th Street SE
Washington, DC 20003



Susan Eads Role
238 10th Street SE
Washington, DC 20003

AFFIDAVIT OF SERVICE

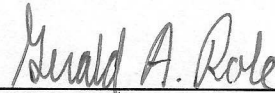
I certify that under penalty of perjury that the foregoing Form 140 – Party Status Request for BZA Case Number 20467 and supporting documents have been served this 11th day of May 2021 by emailing copies thereof to:

District of Columbia
Board of Zoning Adjustment
bzasubmissions@dc.gov

Jennifer Fowler
Authorized Agent of the Applicants
jennifer@fowler-architects.com

Advisory Neighborhood Commission 6B
6b@anc.dc.gov

Steve Holtzman
ANC 6B05 Representative
6B05@anc.dc.gov



Gerald A. Role
238 10th Street SE
Washington DC 20003