



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT FOR 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.: 21101

I, Genell Anderson hereby request the following relief:

☒ Accept an untimely filing of proposed renovation of 245 Peabody St., NW to daycare

☐ 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 ZC or 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 (see instructions). No substantive information is to be included on this form.

I am not convinced that the Owners have resolved safety concerns. On July 19, 2024 EMS a fire truck attended an emergency at 236 Peabody Street, NW. If reserved parking is granted to the Owners of 245 Peabody St., NW and if the additional cars align the streets, it would be vary difficult for EMS and fire trucks to respond to emergencies. There is a child development center less than 600 feet from 245 Peabody Street, NW. During pick up and drop off it is a challange to drive down the street. If BZA approves the renovation of 245 Peabody Street, NW it will add to congestion along 100 block and 200 block with emergency vehicles not able to manuever the street. The July 16th meeting did not resolve major concerns the neighbors have. The June 7, 2024 Traffic Statement was of no assistance to the neighbors. Concerns were not resolved For those reasons, I am seeking party status.

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:	September 23, 2024	Signature:	genell anderson
Name:	Genell Anderson		
Address:	211 Peabody Street, NW Washington, DC 20011		
Phone No(s):	202-327-0785	E-Mail:	genellanderson@amargroupinc.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 21101
EXHIBIT NO. 20

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

INFORMATION

A request is functionally similar to a motion. The difference is that requests are filed by those who are not parties, whereas motions are filed by those who are parties.

Use this form if you are not a party to a case and would like to request that the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) accept an untimely filing or to request the record to be reopened. For example:

- a). A party status request filed within 13 days of hearing; or
- b). A request to reopen a closed record to accept a document.

A request to accept an untimely filing will be entertained by the ZC or BZA at a meeting or as a preliminary matter at a hearing. At that time, a decision will be rendered. Please note, in the case of a request to reopen the record, pursuant to 11 DCMR Subtitle Z § 602.6 and Subtitle Y § 602.6, the request will be presented to the Chairperson for consideration. The request must demonstrate good cause and the lack of prejudice to any party. If granted, the materials shall be entered into the record.

INSTRUCTIONS

Any Request, as provided by the District of Columbia Zoning Regulations (11 DCMR), that is not completed in accordance with the following instructions shall not be accepted:

1. Forms must be completely filled out. All information shall be furnished by the maker of the Request. If additional space is necessary, use separate sheets of 8 ½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. On this sheet and/or on a separate sheet of 8 ½" x 11" paper, state:
 - Case Number;
 - Name;
 - The relief you are requesting;
 - Each and every reason you believe you are entitled to relief and why the ZC or BZA should grant your Request, including relevant references to the Zoning Regulations or Map;
 - Signature and Date; and
 - Contact Information.
3. Submit the required Form 153 to the Office of Zoning using:
 - a. The Interactive Zoning Information System at www.dcoz.dc.gov for electronically filed cases;
 - b. In person or by US mail at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001; or
 - c. By email to zcsubmissions@dc.gov for the ZC or bzasubmissions@dc.gov for the BZA.
 - d.
4. Please note, if you are requesting to reopen the record through IZIS, you will not be able to upload documents you are seeking to be accepted in to the record. You will need to submit those documents separately using options b or c of line 3 above.
5. Pursuant to 11 DCMR Subtitle Z § 407.3 and Subtitle Y § 407.3 At the time of filing, requestor is required to serve all Applicants, Petitioners, Appellants, Parties, and/or Intervenors, and the Office of Planning in the above-referenced ZC or BZA case via either mailed letter, hand-delivery, or electronic mail.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



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:	Genell Anderson		
Address:	211 Peabody Street, NW		
Phone No(s):	202-327-0785	E Mail:	genellanderson@amargroupllc.com
I hereby request to appear and participate as a party in Case No.:		21101	
Signature:	Genell Anderson 9.23.2024	Date:	Genell Anderson 9.23.2024
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: **October 2024**

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.

PARTY STATUS CRITERIA – CASE #21101

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

N/A

2. A summary of the testimony of each witness;

N/A

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;

I will present. My area of expertise is architecture as well as a 30 year resident of 211 Peabody Street., NW. I have attached my resume.

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

30 minutes

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?

My husband and I are both senior citizens. I am an architect. My husband is a civil engineer. We have lived on Peabody Street since 1994. Additional traffic on Peabody Street will cause a challenge for emergency vehicles to maneuver down the street during certain times of the day.

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

I have no legal interest in 245 Peabody Street., NW

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.)

192 feet

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?

Traffic Statement that applicant provided is not sufficient for decision making. The design can accommodate approximately 140 persons. The huge center will impact negatively the residence of Peabody Street, NW. Environmental impact statement was never made. This is a problem that I am looking into and will complete before the October meeting.

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.

a. Traffic at the Capitol City Charter School (100 Peabody Street, NW) creates congestion on our small street. Many cars are driving from Maryland to drop their children off at Cap City. There is traffic from Wal-Mart, the police station and local traffic.

b. At certain times (drop off and pick up) is difficult to impossible for residents of Peabody Street to navigate and find parking. . In the application it is stated that drop off and pick up will be in the alley. It is illegal to park, idle or drop off in alley. (It is my understanding that the applicant no longer plans to drop off and pick up in alley) I have not seen revised drawings.

c. Traffic brings about environmental problems, asthma and other respiratory problems. In 2017 my husband suffered a heart attack. EMS was able to maneuver Peabody Street. That would not have been possible during drop off and/or pick up because of traffic congestion. In the case of a health/fire emergencies with two corners blocked off, how would vehicles get to any of the residents along the 200 block of Peabody Street.

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.

Peabody Street is a small connector street (per DDOT) in which the Police Station and Wall Mart are at Georgia and Peabody and Capitol City is at Peabody and 2nd. My concern is safety getting emergency vehicles to 200 block of Peabody

RESUME - GENELL ANDERSON, NCARB, AIA, ICC

Bachelors of Architecture, Tulane University School of
Architecture, NO, LA

Masters of Architecture, Tulane University School of
Architecture, NO, LA

30 years' experience in the field of architecture

Licensed Architect – District of Columbia, 1991/Maryland,
2010/Virginia, 2014 Board Member – DC Board of
Architects and Interior Designers, 2010-2013

Board Member – Advisory board to DCRA Certified Third Party Inspection,
2011- 2014

Member – International Code Council, since 2009

Certified Building Inspector and Profession In Charge at Department of Building

Assistant Professor, University of the District of Columbia, Fall 2013-2019

Media Coverage/Awards:

- Recipient of Mayor's Award for Excellence in Historic Preservation 2006 for renovating the vacant and abandoned row house in the historic Shaw area. The renovation process appeared on This Old House on PBS and is in syndication. Genell Anderson appeared in 80% of the segments.

- Interviewed by Voice of America' host Sarah Zaman for Urdu language program, Zindagi 360 (Life 360) to introduce viewers to historic residential structures in Washington, DC, March 2015
- Featured in Port of Harlem's cover story regarding renovation in WDC May 2020
- Interviewed by Washington Post, *Where We Live: Manor Park, room to breathe in Northwest Washington*, April 11, 2014
- National Organization of Minority Architects (NOMA) – Teacher of the Year

Publication/Exhibit:

- **Call of the Ancestors, Influence of African Architecture on American Architecture**, Washington, DC: AMAR Publications, 1991.
- Companion exhibit to book toured specific colleges in US

AMAR Group, LLC

- Genell Anderson, AIA founded AMAR Group, LLC in 1991
- Areas of specialization: project management, architecture, certified third party inspections, feasibility studies, zoning, civil engineering

Sample Projects Designed/Architectural Programs/Completed under AMAR Group, LLC:

- OSSE-DGS – Office of State Superintendent of Education Department of Transportation and Department of General Services – W Street Bus Depot and 5th Street Bus Terminal Programming, Zoning and Design Services
- 143 Maryland Ave., NE – conversion of single family structure to 4 unit pop up
- DeColores – renovation of daycare center 2018 and again in 2024
- DC Certified Third Party inspections/IDIQ contract for DGS to inspect schools and rec centers
- MGM Project – Assisting Johnson Controls to create BIM modeling for the casino, hotel and garage-PG
- 1959 4th Street, NE – 5 million dollar facility for RAP, Inc.
- 6323 Luzon Ave., NW – 43-unit apartment building
- DC Housing Authority five sites: 2019-2021
- 6218-6230 3rd Street, NW storefronts for Main Street grants

UDC Assistant Professor:

Academic Year 2011-19

- Basic Design and Communications I and II ARCP-101 and 102
- History and Theory and of Architecture II – ARCP 322
- Preservation Rehab and Technology – ARCP 412

CERTIFICATE OF SERVICE
BZA Application No. 21101

Pursuant to the requirements of Subtitle Y § 404.7, I certify that a copy of the **Form 140 - Party Status Request** and all accompanying documents have been served upon:

- (a) **The applicant MENDOMAS, LLC**
- (b) **The applicant's representative or counsel (if applicable) Sullivan & Barros, LLP**
- (c) **The ANC – 4B07**
- (d) **The ANC SMD – 4B**

Service was made on September 23, 2024 by email to the following:

1. NAME/AGENCY Alexandra Wilson, awilson@sullivanbarros.com, Sullivan & Barros, LLP
ADDRESS or E-MAIL ADDRESS awilson@sullivanbarros.com
2. NAME/AGENCY Micheal Cohen
ADDRESS or E-MAIL ADDRESS 4b07@anc.dc.gov
3. 4B@anc.dc.gov

Signature: Genell Anderson