

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](http://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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No(s).: \_\_\_\_\_ E Mail: \_\_\_\_\_

I hereby request to appear and participate as a party in Case No.: \_\_\_\_\_

Signature:  Date: 09/25/2024

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: \_\_\_\_\_

**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 by the proposed zoning action than that of other persons in the general public.

District of Columbia  
CASE NO.21101  
EXHIBIT NO.35

**PARTY WITNESS INFORMATION:**

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

\* Brandon Jamison, Homeowner, 223 Peabody St. NW, immediately adjacent to Applicant's property at 245 Peabody St. NW.

\* Tara Jamison, Homeowner, 223 Peabody St. NW, immediately adjacent to Applicant's property at 245 Peabody St. NW.

**2. A summary of the testimony of each witness;**

\* Brandon Jamison will testify to the detrimental impact that an 82 student, 20 staff member Child Development Center (CDC) will have on the traffic, parking, and safety environment on the 200 block of Peabody St. in light of the severe traffic congestion created by the Capital City Public Charter School located at 100 Peabody St. NW. Mr. Jamison's testimony will be based on his personal experience driving to and from work or dropping off or picking up his children during the peak AM and PM hours identified in Applicant's Updated Transportation Statement, dated September 19, 2024.

\* Tara Jamison will testify to the detrimental impact that an 82 student, 20 staff member CDC will have on the traffic, parking, and safety environment on the 200 block of Peabody St. in light of the severe traffic congestion created by the Capital City Public Charter School located at 100 Peabody St. NW. Ms. Jamison's testimony will be based on her personal experience driving to and from work or dropping off or picking up her children during the peak AM and PM hours identified in Applicant's Updated Transportation Statement, dated September 19, 2024.

**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**

\*N/A

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

\*15 minutes

**PARTY STATUS 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?**

\* The CDC intends to serve no fewer than 82 children and 20 adult staff (i.e., more than 100 new person trips), which will attract at least 65 auto person trips both during AM peak hours and PM peak hours to the 200 block of Peabody St. It will do so simultaneously with the drop-off time and near the pickup time for students at the Capital City Public Charter School located at 100 Peabody St. NW, which has already generated considerable traffic problems for the neighborhood over recent years. The impact on the traffic, parking, and safety situation in the 200 block of Peabody St. is likely to be exponential, as the increased auto person trips will result in the occupation of all parking spaces on the block, preventing two-way traffic from advancing seamlessly, and creating conditions ripe for automobile and pedestrian accidents. The risk to pedestrians is particularly elevated for those individuals who park on the south side of Peabody St. and who must traverse the traffic to get their small children to the CDC. The CDC is located

between 2<sup>nd</sup> St. NW and 3<sup>rd</sup> St. NW and there is no crosswalk between these streets, nor is there a traffic control officer providing safe passage to the CDC.

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

\* I am the homeowner of the property at 223 Peabody St. NW, immediately adjacent to the property at 245 Peabody St. NW, where the applicant requests special exception approval.

**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.)**

\* My property at 223 Peabody St. NW shares a property-line with the Applicant's property at 245 Peabody St. NW. As such, there is no distance between land on each property, while there is currently an approximately 30-foot distance between the main structures on both properties.

**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?**

\* I have already suffered economic damage to my personal vehicle during AM peak hours for the Capital City Public Charter School due to the increase in traffic congestion on the 200 block of Peabody St. and the inability for two vehicles to safely pass by one another when parking spaces on both sides of the street are occupied. Specifically, I suffered approximately \$1,300 of damage to my rear bumper and quarter panel due to a driver's unsuccessful attempt to duck in behind my parked vehicle to allow a car to navigate through what had become a narrow passageway. In addition, my personal vehicle has endured damage to the sideview mirror. Adding more than 100 new person trips and 65 auto person trips during peak hours will only serve to create even more precarious traffic conditions in which I will be forced to foot the bill for damages that are foreseeable and preventable.

**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 Office of Planning's Recommendation Memorandum, dated September 20, 2024, states that the Applicant proposes a 15-minute parking restriction along the Peabody frontage of the site (10 parking spaces) between 7:00 am and 6:00 pm on school days. There is only enough room directly in front of the property at 245 Peabody St. NW to fit approximately 3 15-minute short-term parking spaces. To add any more restricted parking spaces would encroach upon the space directly in front of my property and effectively negate my use of that space on weekdays, as I would be forced to wake up early in the day, prior to 7:00 am to move my vehicle. This is not a tenable solution to the traffic problems that will be exacerbated by this CDC, as proposed. As the neighbor next door, I should not be forced to bear the brunt of the fallout from the Applicant's proposed arrangement.

**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.**

\* As the homeowner of the property immediately adjacent to 245 Peabody St. NW, I will be on the front lines of negative traffic, parking, and safety consequences arising out of the 82 student, 20 staff member CDC. The parking spaces in front of my home will be considered prime spots and will attract significant activity, which will render my vehicles vulnerable to additional damage and may subject me and my family to increased risk of injury entering and exiting my vehicles during AM and PM peak hours.

Respectfully Submitted,

  
Brandon Jamison, Homeowner  
223 Peabody St. NW

09/25/2024  
Date