

\*\*\* 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.:** 21163

I, Stephen Sellers

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 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 was denied Party Status because my application was late "...based on the initial hearing date of October 2, 2024. However, the BZA has an obligation to inform me of that date 40 days advance of the hearing date. I did not receive notice of the hearing date until after September 5, 2024. This is easy to establish because I have a photograph of the envelope in which the notice was mailed, and the postmark clearly shows the mailing date as September 5, 2024.

The new hearing date has been set of October 9, 2024. As my application meets the required time for the revised hearing date, and as the BZA set the original date in violation of its own requirements, I respectfully request that you reverse your finding that my application for Party Status was late.

Thank you.

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 25, 2024	Signature:	
Name:	Stephen Sellers		
Address:	629 A St NE Board of Zoning Adjustment District of Columbia		
Phone No(s.):	4342286770	E-Mail:	ssellers2012@gmail.com CASE NO.21163 EXHIBIT NO.64C

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