



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



FORM 140 - PARTY STATUS REQUEST

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Case Number:	21226
Original Hearing Date:	02/12/2025
Will you appear as a(n)	Opponent
Are you requesting Advance Party Status to be considered at a public meeting least 14 days prior to the scheduled public hearing date? (Pursuant to Subtitle Y Section 404.4 / Subtitle Z Section 404.4)	No
If yes, I hereby request Advance Party Status consideration at the public meeting scheduled for:	

Party Status Requestor Information

Name: Angela Michelle Nicholas
E-mail: michellemail1@comcast.net
Address: 1208 Staples Street NE
Phone No.s: 202-664-6420

Legal Counsel Information (If appearing through legal counsel)

Name:
E-mail:
Address:
Phone No.s:

Certificate of Service

Name	Email	Type
LeRoy Alexander Benons	lbenons@aol.com	Applicant
5D	5D@anc.dc.gov	ANC
5D03	5D03@anc.dc.gov	ANC

After submitting this request, you must download the form and accompanying documents from the case file and serve it on all parties.

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 appeal 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)

Signature	Angela Michelle Nicholas
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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:

I do not plan to have witnesses testify. I will testify on my own behalf.

2. A summary of the testimony of each witness (Zoning Commission only);

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 (Zoning Commission only); and

4. The total amount of time being requested to present your case (Zoning Commission only).

PARTY STATUS CRITERIA:

On a separate piece of paper, 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?

My home at 1208 Staples St NE is next door to the developer's project at 1206 Staples Street. The proposed project will directly impact my home.

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

I have owned my home for over 23 years.

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.)

There is no distance. My home is attached to the developer's property.

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 oppose this project because it will permanently shadow my solar system, and the developer has offered to only reimburse me for seven months of electric bills, which is a tiny fraction of permanent impact. Despite asking repeatedly, they have not performed a shade analysis to calculate the total financial impact to me. I recently provided their plans to my solar company so I will figure that out myself and will share with BZA when I receive it.

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.

My solar system is my biggest worry, but I'm also worried about how their project might cause leaks if more water is directed onto my own roof.

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.

My interest is different than the public because only I will end up paying more for electricity every month.