

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:	21333
Original Hearing Date:	09/10/2025
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:** Frank Snellings  
**E-mail:** efs@franksnellings.com  
**Address:** 405-407 East Capitol Street, SE, Washington, D.C. 20003-3810  
**Phone No.s:** 202-257-3972

**Legal Counsel Information (If appearing through legal counsel)**

**Name:** Lyle M. Blanchard, Esq.  
**E-mail:** lmb@gdllaw.com  
**Address:** Greenstein DeLorme & Luchs, P.C. - 801 17th Street, NW, Suite 1000, Washington, D.C. 20006  
**Phone No.s:** 202-452-1400

**Certificate of Service**

Name	Email	Type
Office of Planning	Planning@dc.gov	Other
ANC 6C	6C@anc.dc.gov	Other

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	Lyle M. Blanchard, Esq.
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# 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:	Frank Snellings		
Address:	405 E Capitol Street, SE, Washington, DC 20003-3810		
Phone No(s):	(202) 257-3972	E Mail:	efs@franksnellings.com
I hereby request to appear and participate as a party in Case No.:	21333		
Signature:	Date: 08/11/2025		
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Name:	Lyle M. Blanchard, Esquire		
Address:	Greenstein DeLorme & Luchs, P.C. - 801 17th Street, NW, Suite 1000, Washington, DC 20006		
Phone No(s):	(202) 452-1400	E Mail:	lmb@gdllaw.com

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



405 East Capitol Street, SE  
Washington, DC 20003-3810

August 11, 2025

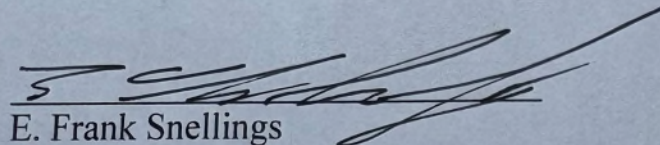
Board of Zoning Adjustment  
Government of the District of Columbia  
One Judiciary Square  
441 4th Street, NW  
Suite 210S  
Washington, D.C. 20001

Re: BZA Application No. 21333 for 409 East Capitol Street, SE  
Square 817, Lot 812 ("Property")

Dear Board of Zoning Adjustment Members:

Please be advised that Mary L. Landrieu and E. Frank Snellings, the owners of the adjoining property at 405-407 East Capitol Street, SE ("Adjoining Property"), hereby authorize Lyle M. Blanchard, Esq. and the law firm of Greenstein, DeLorme & Luchs, P.C., as our authorized agent ("Agent"), to file a Request for Party Status (and any related material) for our Adjoining Property on behalf and to represent us in any proceedings related to the above-referenced BZA Application.

By:



E. Frank Snellings

For himself and Ms. Landrieu

**Party in Opposition Witness Information**

1. Frank Snellings and Mary Landrieu, owners of 405-407 E. Capitol Street, SE will testify about the negative impacts of the use change and the detrimental impacts of the increase in lot occupancy and massing on the adjacent 409 East Capitol Street property.
2. Dunniela Kaufman Levin will testify about the negative impacts of the increase in lot occupancy and massing on 411 E. Capitol Street, SE property.
3. Jeff Levin will testify about the negative impacts of the proposed relief on 411 E. Capitol Street, SE property.

The total amount of time requested to present this Party Opponent's case is approximately one hour.

### **Responses to Party Status Criteria Questions**

1. The owner of 409 E Capitol Street, SE has proposed to greatly expand the size of his historic property by adding a larger second floor than currently exists and then adding an additional third floor while expanding the footprint of the building by 13 feet for a 70 percent lot occupancy. This project, if approved and constructed will have a height of 29.5' at the rear of the building which will loom over the adjacent historic neighborhood and create an eyesore that can be seen from E Capitol Street, SE as well as from 4<sup>th</sup> Street, SE.
2. The applicant is the owner of 409 E Capitol Street, SE.
3. There is no distance between 409 E Capitol Street, SE and the 405/407 E Capitol Street, SE property owned by Mary L Landrieu and E Frank Snellings other than a common wall.
4. If the applicant's requested action is approved and constructed, several things will occur. First, a legacy tree in the rear of 411 E Capitol Street, SE, which has for years created a shady area in the neighborhood and habitat for wild birds and squirrels, will be cut down and removed. If not, the legacy tree will be so severely pruned it will likely die. Second, the rear of the applicant's expansive addition will loom over the rear yards of adjacent neighbors and when viewed from the rear terrace and/or den and a bedroom of 405 E Capitol will have the appearance of a transplanted hay barn from a northern Virginia horse farm. It will also throw shade out the morning sun 405 E Capitol Street, SE has enjoyed for 23 plus years. The applicant has yet to explain how many apartments he plans to add in his expansion. The building currently has a two bedroom apartment on the second floor and the applicant will likely add more bedrooms in the second floor plus more bedrooms to be added to the third floor. From an economic stand point, having the applicant's addition looming over the terrace and two story wing of 405 E Capitol, SE versus the forested feel currently in place will reduce the value of 405 E Capitol Street, SE.
5. If the applicant's request is approved and constructed, people who live or visit 405 and 411 E Capitol Street, SE will feel overwhelmed by the presence of the huge mass the applicant's addition will add to the historic building.
6. We, Mary L Landrieu and E Frank Snellings, purchased the double wide vacant lot in the summer of 1997. We spent 5 years planning and building our dream home, moving in in the summer of 2002. We raised our two children there, have loved living in the neighborhood and have entertained in our home on many occasions be they personal, political or for a good cause. The idea that we will always have to look at the eyesore of an addition to 409 E Capitol Street, SE every time we look out our rear and side windows or look forward to an evening on the rear terrace is quite dispiriting.

## **CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing Form 140 Party Status Request was served this 26th day of August, 2025, by email:

ANC 6B, its Chairperson, Edward Ryder, and also to:

Commissioner Gerald Sroufe, ANC 6B02

[6B@anc.dc.gov](mailto:6B@anc.dc.gov)

[6B08@anc.dc.gov](mailto:6B08@anc.dc.gov)

[6B02@anc.dc.gov](mailto:6B02@anc.dc.gov)

Office of Planning

1100 4th Street, SW

Washington, DC 20024

[Planning@dc.gov](mailto:Planning@dc.gov)

Parasol Tree Holdings LLC

c/o Martin Sullivan, Esq.

Sullivan & Barros, LLP

1155 15<sup>th</sup> Street, NW, #1003

Washington, DC 20005

[msullivan@sullivanbarros.com](mailto:msullivan@sullivanbarros.com)


Advisory Neighborhood Commission 6C (across the street)

ANC Office

[6C@anc.dc.gov](mailto:6C@anc.dc.gov)

Karen Wirt, Chairperson & SMD

[6C02@anc.dc.gov](mailto:6C02@anc.dc.gov)



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Lyle M. Blanchard