



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:			
Address:			
Phone No(s).:		E Mail:	
I hereby request to appear and participate as a party in Case No.:			
Signature:		Date:	
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input type="checkbox"/> Opponent	Will you appear through legal counsel?
			<input type="checkbox"/> Yes <input 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:

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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;
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

Board of Zoning Adjustment
District of Columbia
CASE NO. 21391
EXHIBIT NO. 32

Party Witness Information

1. A list of witnesses who will testify on the party's behalf:
 - Eleanor Garretson, Homeowner, 1233 F Street NE, Washington, DC 20002
 - Daniel Kocovski, Homeowner, 1233 F Street NE, Washington, DC 20002
2. A summary of the testimony of each witness

Dr. Daniel Kocovski and/or Ms. Eleanor Garretson will testify as the owners and occupants of the adjacent property at 1233 F Street NE, located immediately to the east of 1231 F Street NE, which is the subject of the application for an accessory dwelling unit (ADU).

Their testimony will describe the adverse impacts that the proposed ADU would have on the use and enjoyment of their property and their property value. In addition, their testimony will describe how the proposed ADU is not in harmony with the purpose and intent of the zoning regulations and zoning maps.

3. No expert witnesses.
4. We request a maximum of 10 minutes to present our case.

Party Status Criteria

1. How will the property be affected by the action requested?
The proposed ADU will adversely affect the use, enjoyment, and value of the homeowners' property at 1233 F Street NE.
2. What legal interest does the person have in the property?
Daniel Kocovski and Eleanor Garretson, are the legal homeowners and occupants of the property at 1233 F Street NE.
3. What is the distance between the person's property and the subject property?
The two properties are adjacent, sharing a boundary.
4. What environmental, economic, or social impacts are likely to affect the person and/or the person's property?
The proposed ADU would adversely impact their use and enjoyment of the property and property value, by decreasing privacy and increasing density/crowding and visual intrusion in a manner inconsistent with the character, pattern, and scale of the neighborhood.
5. Describe other relevant matters showing how the person will likely be affected or aggrieved.
Not applicable.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected than that of the general public.
As the immediately adjacent homeowners, our property is uniquely affected by this proposed ADU.

Certificate of Service
Case #: 21391 of Smita Rawoot

Certificate of Service

I, Eleanor Garretson, certify that I serviced copies of the Form 140 Request for Party Status via electronic mail to the following parties in the case:

- Smita Rawoot, rawootsmita@gmail.com
- Dave Wetherington, 6A05@anc.dc.gov
- Jeff Gietz, 6A06@anc.dc.gov

Copies of the emails are attached.

Signature: 

Date: 11/14/2025



Eleanor Garretson <eleanor.garretson@gmail.com>

Notification of Party Status Request_BZA Case 21391

1 message

Eleanor Garretson <eleanor.garretson@gmail.com>

Fri, Nov 14, 2025 at 10:16 AM

To: Smita Rawoot <rawootsmita@gmail.com>, Shalini Vallabhan <shalini.vallabhan@gmail.com>, Dan Kocevski <dankocevski@gmail.com>

Hello Smita and Shalini,

Per BZA requirements, we are providing notice that we will be filing shortly to request party status in BZA Case Number 21391. Form 140 is attached.

We are happy to continue discussions but wanted to ensure that we timely requested party status prior to the BZA hearing.

Best,
Eleanor

**Form 140_Party Status Request (BZA Case 21391).pdf**
309K



Eleanor Garretson <eleanor.garretson@gmail.com>

Notification of Party Status Request_BZA Case 21391

Eleanor Garretson <eleanor.garretson@gmail.com>

Fri, Nov 14, 2025 at 10:14 AM

To: "Wethington, Dave (SMD 6A05)" <6A05@anc.dc.gov>, 6A06@anc.dc.gov, Dan Kocevski <dankocevski@gmail.com>

Hello,

Per BZA requirements, providing notice that we will be filing shortly to request party status in BZA Case Number 21391.
Form 140 is attached.

Thank you!

Best,
Eleanor Garretson
1233 F Street NE, Unit A
Washington, DC 20002

**Form 140_Party Status Request (BZA Case 21391).pdf**
309K