



November 21, 2025

**Eric J. DeBear**

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Frederick L. Hill, Chairperson  
Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20010

**RE: BZA Case 21392 – Request for Advanced Party Status in Opposition with  
Request to Remove Application from Expedited Review Calendar**

Chairperson Hill and Honorable Members of the Board:

On behalf of Dana Madalon, owner of the property at 1614 32<sup>nd</sup> Street NW, please accept for filing the enclosed Form 140 (**Tab A**) requesting advanced party status in opposition to the subject application under Subtitle Y § 404.2. The form is accompanied by a separate document outlining the party status criteria (**Tab B**). Prior to this filing, Ms. Madalon contacted the Applicant, through counsel, to discuss the proposed project and potentially find a compromise that is suitable to both parties; however, the Applicant did not reciprocate an interest in compromise.

Further, Ms. Madalon requests the subject application be removed from the Board's expedited review calendar on January 21, 2026. Pursuant to Subtitle Y § 401.7, "an application tentatively placed on an expedited review calendar will be removed and rescheduled for a hearing:...(b) Upon the receipt of a timely filed request for party status in opposition to the application." Accordingly, as a result of Ms. Madalon's timely request for party status in opposition, the Board is obligated to remove the application from the expedited review calendar and reschedule the application for a full public hearing.

Pursuant to Subtitle Y § 404.4, Ms. Madalon respectfully requests the Board to consider this party status request at its public meeting on December 10, 2025, which is not less than 14 days from the date of this filing.

SINCERELY,  
COZEN O'CONNOR

Eric J. DeBear

### **Certificate of Service**

I hereby certify that on this 21<sup>st</sup> day of November, 2025, a copy of this Cover Letter with attachments was served, via email, as follows:

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c/o Joel Lawson  
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*Applicant*

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