



**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](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: \_\_\_\_\_

Address: \_\_\_\_\_

Phone No(s): \_\_\_\_\_ E Mail: \_\_\_\_\_

I hereby request to appear and participate as a party in Case No.: \_\_\_\_\_

Signature: ASmith Date: 02.18.2026

Will you appear as a(n)  Proponent  Opponent Will you appear through legal counsel?  Yes  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: \_\_\_\_\_

**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. 21396** EXHIBIT NO. 19

## Party Witness Information

- 1) A list of witnesses who will testify on the party's behalf.  
Anthony Smith, Homeowner, 934 Shepherd Street NW  
Kimberly Darter, Homeowner, 934 Shepherd Street NW  
Gallagher Elden, Attorney

- 2) Summary of testimony of each witness.

Anthony Smith or Kimberly Darter

- Engagement with the applicant
- Impact of requested special exceptions
- Benefits of keeping to matter of right for RF-1
- Inaccurate representation of existing conditions
- Substantial adverse impacts: privacy, light, use of space
- Applicant history

Gallagher Elden

- Failure to establish that the proposal will not create substantially adverse impacts
- Applicant actions to-date at 932 Shepherd Street NW
- Safety and reliability concerns

- 3) An indication of which witnesses will be offered as expert witnesses.  
Not Applicable

- 4) The total amount of time being requested to present your case.  
We respectfully request 15 minutes.

**Case No.:** 21396

**Hearing Date:** March 4, 2026

**Property:** 932 Shepherd Street NW, Washington, DC

**Applicant:** 1124 Morse, LLC

### **Party Status Criteria**

- 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?
  - Our light and air access, privacy, and daily use of property will be directly and uniquely affected by the requested zoning relief. Additionally, there are concerns regarding structural integrity.
- 2) What legal interest does the person have in the property?
  - We have no legal interest in the Applicant's property. Our interest is as the owners of the neighboring property at 934 Shepherd Street NW.
- 3) What is the distance between the person's property and the property that is the subject of the application before this Commission/Board?
  - Our property shares a lot line with the proposed development site of 932 Shepherd. Our home at 934 Shepherd sits between 18-inches and 5-feet from 932 Shepherd.
- 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?
  - The proposed increase in building mass will reduce natural light and airflow to our property. The windows on the auxiliary unit and the roof deck on the main building will create privacy intrusions into our rear living spaces and yard. The amount of lot coverage and grading may impact stormwater drainage patterns, impacting our property, which is downhill from the development site. Increased occupancy and intensity of use may impact noise levels, trash management, and parking demand.
- 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.
  - An additional relevant matter is the excavation, underpinning, and construction staging, which may present risks to our property if not undertaken properly. Additionally, limited site access raises concerns about use of neighboring properties for equipment staging, debris removal, and construction access.
- 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.
  - Our property is immediately contiguous to the subject site and therefore will experience impacts more significantly and uniquely than those experienced by the general public or other nearby residents. The risks to shared structural conditions, construction access constraints, water run-off, and direct privacy, air and light, and daily use impacts are specific to us as adjoining property owners.