

**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:	21396
Original Hearing Date:	03/04/2026
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:	

<p>Party Status Requestor Information Name: Rebecca Sturtevant E-mail: rasturtevant@gmail.com Address: 930 Shepherd St. NW, Washington, DC 20011 Phone No.s: 802-598-6445</p>	<p>Legal Counsel Information (If appearing through legal counsel) Name: Gallagher Elden E-mail: cnattans@g-e-law.com Address: 1906 Towne Centre Blvd Suite 275 Annapolis, MD 21401 Phone No.s: 410-271-6518</p>
--	--

Certificate of Service

Name	Email	Type
Affected ANC	4C@anc.dc.gov	Applicant
Antoine Kirby	4C02@anc.dc.gov	Applicant
Alexandra Wilson	awilson@sullivanbarros.com	Applicant
Ritesh Matta	sharkcom@sullivanbarros.com	Applicant

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	Rebecca Sturtevant
------------------	--------------------

Case No.: 21396

Hearing Date: March 4, 2026

Property: 932 Shepherd Street NW, Washington, DC

Applicant: 1124 Morse, LLC

- 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 light and air access, privacy, and daily use of property will be directly and uniquely affected by the requested zoning relief, along with the proposed third story blocking sunlight for my solar panels. Additionally, there are concerns regarding structural integrity.

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

I have no legal interest in the Applicant's property. Our interest is as the owners of the neighboring property at 930 Shepherd St. NW.

- 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.)**

My property shared a party wall with 932 Shepherd St.

- 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 my property and block the light to existing solar panels. The windows on the auxiliary unit and the roof deck on the main building will create privacy intrusions into my rear living spaces and yard. The developer has also suggested removing the fence (which is not on his property) as part of his development, on the 930 Shepherd side. Increased occupancy and intensity of use may also 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 934's property if not undertaken properly, along with my

property at 930, as we share a party wall. Additionally, limited site access raises concerns about use of neighboring properties and the shared alley 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.

My property has a shared party wall with the 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, and direct privacy, air and light, and daily use impacts are specific to us as adjoining property owners.

Party Witness Information

1. **A list of witnesses who will testify on the party's behalf;**
Rebecca Sturtevant, owner of 930 Shepherd St. NW
Gallagher Elden, Attorney
2. **A summary of the testimony of each witness (Zoning Commission only)**
Rebecca Sturtevant
 - a. Engagement with the applicant • Impact of requested special exceptions
 - b. Benefits of keeping to matter of right for RF-1
 - c. Inaccurate representation of existing conditions
 - d. Substantial adverse impacts: privacy, light, use of space
 - e. Applicant historyGallagher Elden
 - f. Failure to establish that the proposal will not create substantially adverse impacts
 - g. Applicant actions to-date at 932 Shepherd Street NW
 - h. Safety and reliability concerns
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);**
N/a
4. **The total amount of time being requested to present your case (Zoning Commission only).** 15 minutes