



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT FOR THE DISTRICT OF COLUMBIA



FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD

THIS FORM IS FOR NON-PARTIES ONLY. IF YOU ARE A PARTY, PLEASE FILE A FORM 150 – MOTION.

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: BZA Application No. 21438 (Emerald Wings, LLC)

I, Linda Elliott, on behalf of 10 residential and commercial neighbors, hereby request the following relief:

☒ Accept an untimely filing of our Request for Party Status

☐ To reopen the record to accept _____

Points and Authorities:

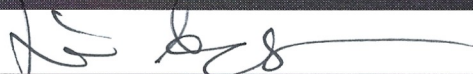
Accept an untimely filing: Please state each and every reason you believe the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your request to accept an untimely filing, including relevant references to the Zoning Regulations or Map. If you require more space, please use a separate piece of paper.

Reopen the Record: Please state each and every reason you believe the ZC or BZA should grant your request to reopen the record, including relevant references to the Zoning Regulations or Map. **The document(s) that you are requesting the record to be reopened for must be submitted separately from this form (see instructions). No substantive information is to be included on this form.**

See attached 1 page text

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 application/petition 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)

Date: May 28, 2026

Signature: 

Name: Linda Elliott

Address: 414 7th St, SE DC, 20003

Phone No(s): 202 669-1337

E-Mail: linda.a.elliott@gmail.com

Board of Zoning Adjustment
District of Columbia
CASE NO. 2021-0011
COMB. 2021-0011

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

**Points and Authorities Supporting Form 153 Request to Accept an Untimely Filing
in BZA Application No. 21438 (Emerald Wings, LLC)**

filed by Linda Elliot on Behalf of 10 Residential and Commercial Neighbors

The hearing on BZA Application No. 21438 (Emerald Wings, LLC) was originally set for April 1, 2026. Reviewing the publicly available IZIS docket on March 2, I noticed that the Board Secretary had filed a March 2 memo indicating that the hearing would be moved to May 20. I noted also that the memo stated that filings would be accepted up until 24 hours before the hearing session begins but said nothing about the filing deadline for requests for Party Status. I also noted that on March 2, the Applicant had filed a request to continue the hearing until April 22.

I subsequently contacted Sara Bardin, the Director of the Office of Zoning, to ask on which date the hearing would likely be rescheduled and whether the Party Status deadline would remain 14 days before the original hearing or shift to 14 days before whatever the new hearing date would be. (After initially speaking with Ms. Bardin by phone, I followed up via text.)

Ms. Bardin responded by text, stating that the revised hearing date “will be May 20th” and that “[w]e will accept the Party Status request two weeks before the revised date.”

On April 13, the Board Secretary filed a new BZA memo moving the hearing date to June 17. I subsequently contacted Ms. Bardin to confirm that the 14-day filing date for seeking Party Status would continue to move forward with the second revised date for the hearing. She confirmed that it would but also advised that we attempt to wrap up negotiations with the Applicant and file our Party Status request as early as possible given the backlog of work confronting the BZA staff.

The negotiations between the ten residential and commercial neighbors seeking Party Status and the Applicant were completed late in the evening of May 18 – the deadline for the Applicant to file its Prehearing Statement. Given work obligations, I was unable to file the neighbors’ Request for Party Status until three days later, early in the afternoon of May 22, just short of four weeks before the scheduled hearing date of June 17.

Given the unusual circumstances and the information provided by Ms. Bardin, the group of ten neighbors seeking Party Status respectfully requests that the Board accept their application for Party Status filed on May 22, 2026.