



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:	Grace Bateman for the "3311 P 200-Footers"			
Address:	1508 33rd St., N.W., Washington, D.C. 20007			
Phone No(s):	202-365-0458	E Mail:	grace.bateman@gmail.com	
I hereby request to appear and participate as a party in Case No.: 21483				
Signature:			Date:	6/30/26
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:	Andrea Ferster		
Address:	68 Beebe Pond Road, Caanan, N.Y., 12029		
Phone No(s):	202-669-6311	E Mail:	andreaferster@gmail.com

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: July 15, 2026

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 or kind by the proposed zoning action than that of other persons in the general public.

Attachment to Form 140 – BZA Case No. 21483

Party Witness Information:

1. List of witnesses who will testify on the party's behalf, including expert witnesses, and qualifications.

Matthew Tyler, owner of 3309 P St., N.W., the property adjoining the applicant's property to the east. He will explain that his house and lot are substantially smaller than the Applicant's property, and that the rear wall of the Applicant's house already extends 12.9 ft. beyond the rear wall of his house. He will note that the current extension is 2.9 ft. more than the 10 ft. maximum specified in the D.C. zoning regulations, and that it already blocks much of the light and air to the rear of his property. He will show that allowing the Applicant to add a 14-ft. long two-story addition to it will cause the rear wall of the Applicant's house to extend a total of 26.9 ft. beyond the rear wall of his house. He will explain that the proposed two-story addition will run the entire length of his rear garden property line, completely blocking all light and air from the west to the rear of his house and garden. He will testify that this will substantially adversely affect his use and enjoy his property.

Elizabeth Evans, owner of 3313 P St., N.W., the property adjoining the Applicant's property to the west. She will testify that her house has a one-story addition, approximately 14 ft. long, that has skylights in the roof. She will explain that the west-facing second-story windows of the Applicant's proposed addition will look directly down through her skylights into her house. She will also testify that the property adjoining her house to the west (3315 P St., N.W.) has a two-story addition of approximately the same length as the Applicant's proposed addition. She will explain that the second-stories of these two additions will create an "air shaft" that blocks the light and air from both the east and from the west to the first-floor sky lights, and to the second story rear windows of her house. She will testify that this will substantially adversely affect her use and enjoyment of her property.

Grace Bateman, the owner of 1508 33rd St., N.W., which is perpendicular to the Applicant's property. She will explain that the 12.9 ft long, 28 ft. high east wall of the Applicant's existing house already blocks much of the light and air from the west to the rear of her house and garden. She will testify that the Applicant's proposed 14 ft. 2-story addition will completely block the light

and air from the west to her house and garden. Further, she will note that these conditions will be made all the worse because the properties on 33rd St., N.W. are built at a grade 10 ft. lower than the grade of the Applicant's property. She will explain that, because of this grade difference, the actual height of the Applicant's proposed two-story addition will be 38 ft. when viewed from the rear of her house and from her garden. She will testify that this towering wall, due west of her house, will substantially adversely affect her use and enjoyment of her property.

Gregory Doolan, the owner of 1512 33rd St., N.W., which is perpendicular to the Applicant's property. He will explain that their gardens share a property line. He will testify that the second story of the Applicant's proposed two-story addition will adversely affect the light and air from the southwest to the rear of his house and garden. He will testify that because his property is also at a grade 10 ft. below the grade of the Applicant's property, the proposed two-story addition will be 38 ft. high when viewed from the rear of his house and garden. Also, the balcony and French doors on the second-story of the proposed addition will look directly into his garden and towards the rear windows of his house. This will substantially adversely affect his use and enjoyment of his property.

Additional witnesses may be added later.

2. Time requested to present case: 1 hour.

Responses to Party Status Criteria in Form 140

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?

All of the properties within 200 ft. of the Applicant's proposed two-story addition will be affected by the size, scale, elevation and location of the proposed two-story addition because it will block their light and air, and will substantially adversely affect their use and enjoyment of their properties.

2. The names and ownership interest of those affected by the proposed two-story addition.

The “3311 P 200-Footers” are as follows:

Directly adjoining properties:

Matthew Tyler, 3309 P St., N.W., Washington, D.C. 20007 – owner and resident

Elizabeth Evans, 3313 P St., N.W., Washington, D.C. 2007 – owner and resident

33rd St. properties whose lots are perpendicular to the Applicant’s:

Grace Bateman, 1508 33rd St., N.W., Washington, D.C. 20007 – owner and resident

Gregory Doolan, 1512 33rd St., N.W., Washington, D.C. 2007 – owner and resident

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.)

All of the members of the “3311 P 200-Footers” own and live in properties that are within 200 feet of the Applicant’s property. Two of them (Tyler and Evans) own property that directly adjoins the Applicant’s property. Two of them (Bateman and Doolan) own property that is perpendicular to the Applicant’s property and is at a substantially lower grade. The Doolan garden shares a rear property line with the Applicant’s property. All of the 3311 P 200-Footers have provided statements in the “Responses to Party Status Criteria” in Form 140, Section 1, which is attached.

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?

If the Applicant is granted a Special Exception to build the proposed two-story addition, which will extend a total of 26.9 ft. beyond the adjoining house, the 3311 P 200-Footers will experience the following adverse effects:

Special Exceptions are intended to allow “flexibility” in applying D.C. zoning regulations. They allow property owners to build structures that make only small deviations from the letter of the zoning regulations. Granting a Special Exception to build a structure that extends beyond the adjoining property by more than twice the amount specified in the

zoning regulations would not be a minor deviation, it would render the 10 ft. zoning regulation meaningless. The purpose of this regulation is to prohibit a larger structure from blocking the light and air available to the rear of smaller neighboring structures. This is precisely what the proposed two-story addition would do to neighbors in this case.

Further, granting a Special Exception to allow an addition to extend more than twice the allowable 10 ft. in the Zoning regulations will encourage other property owners to propose ever-larger additions, dwarfing smaller properties throughout the District, and depriving their neighbors of light and air and privacy.

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.

Georgetown is a dense community where light, air, and green space are precious commodities. If the Board of Zoning Adjustment grants the Applicant a Special Exception, it will be ignoring the substantially adverse impacts of this project on the light, air, and green space available to nearby neighbors. Reflecting these concerns, on March 5, 2026, in concept review, the Old Georgetown Board of the Commission of Fine Arts found that the proposed addition is too tall and indicated that a one-story addition would be preferable.

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.

The impacts outlined above will uniquely affect the 3311 P 200-Footers because each member of this group owns property that either adjoins, or is perpendicular to the Applicant's property. Their interests are noted above in the list of Responses to Party Status Criteria in Form 140, number 1. Being in close proximity to the Applicant's property, they will experience impacts that are significantly different and more adverse than those experienced by the general public.

June 19, 2026

Ms. Sara Bardin, Director
D.C. Office of Zoning
Board of Zoning Adjustment
441 4th St., N.W., Room 210
Washington, D.C. 20001

RE: 3311 P St., N.W., Washington, D.C. 20007; BZA Application 21483.

Dear Ms. Bardin:

I am requesting status as a party in opposition to the above-referenced application as part of the group called "3311 P 200-Footers." I live within 200 ft. of the property that is the subject of this zoning application.

Please be advised that Andrea C. Ferster is authorized to represent me and to act on my behalf as our legal counsel in the above-referenced zoning proceeding. It is my intention to proceed jointly with the other members of the 3311 P 200-Footers who are also represented by Attorney Ferster and who are also granted party status.

I have reviewed the Form 140 filed by Grace Bateman on behalf of the 3311 P 200-Footers and agree with and adopt the witness information and representations regarding the manner in which the application, if granted, would adversely affect and aggrieve us in a manner different from the general public. In particular, the proposed two-story addition to 3311 P St., N.W., violates applicable zoning regulations and will substantially adversely affect my property.

Sincerely yours,


Gregory Doolan
1512 33rd St., N.W.

June 19, 2026

Ms. Sara Bardin, Director
D.C. Office of Zoning
Board of Zoning Adjustment
441 4th St., N.W., Room 210
Washington, D.C. 20001

RE: 3311 P St., N.W., Washington, D.C. 20007; BZA Application 21483.

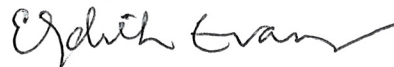
Dear Ms. Bardin:

I am requesting status as a party in opposition to the above-referenced application as part of the group called "3311 P 200-Footers." I live within 200 ft. of the property that is the subject of this zoning application.

Please be advised that Andrea C. Ferster is authorized to represent me and to act on my behalf as our legal counsel in the above-referenced zoning proceeding. It is my intention to proceed jointly with the other members of the 3311 P 200-Footers who are also represented by Attorney Ferster and who are also granted party status.

I have reviewed the Form 140 filed by Grace Bateman on behalf of the 3311 P 200-Footers and agree with and adopt the witness information and representations regarding the manner in which the application, if granted, would adversely affect and aggrieve us in a manner different from the general public. In particular, the proposed two-story addition to 3311 P St., N.W., violates applicable zoning regulations and will substantially adversely affect my property.

Sincerely yours,



Elizabeth Evans
33013 P St., N.W.

June 19, 2026

Ms. Sara Bardin, Director
D.C. Office of Zoning
Board of Zoning Adjustment
441 4th St., N.W., Room 210
Washington, D.C. 20001

RE: 3311 P St., N.W., Washington, D.C. 20007; BZA Application 21483.

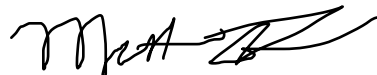
Dear Ms. Bardin:

I am requesting status as a party in opposition to the above-referenced application as part of the group called "3311 P 200-Footers." I live within 200 ft. of the property that is the subject of this zoning application; specifically, I own and reside in an adjoining house at 3309 P Street Northwest.

Please be advised that Andrea C. Ferster is authorized to represent me and to act on my behalf as our legal counsel in the above-referenced zoning proceeding. It is my intention to proceed jointly with the other members of the 3311 P 200-Footers who are also represented by Attorney Ferster and who are also granted party status.

I have reviewed the Form 140 filed by Grace Bateman on behalf of the 3311 P 200-Footers and agree with and adopt the witness information and representations regarding the manner in which the application, if granted, would adversely affect and aggrieve us in a manner different from the general public. In particular, the proposed two-story addition to 3311 P St., N.W., violates applicable zoning regulations and will substantially adversely affect my property.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Matthew Tyler', with a stylized flourish extending to the right.

Matthew Tyler
3309 P St., N.W.

Certificate of Service

I hereby certify that, on June 30, 2026, a copy of the foregoing Form 140 was served by email on the following:

Three Three One One LLC
mcgfkent@gmail.com

Will Teass
email@teass-warren.com

DC Office of Planning
Planning@dc.gov

Advisory Neighborhood Commission 2E Office
2E@anc.dc.gov

Advisory Neighborhood Commission 2E
Chairperson Gwendolyn Lohse, SMD 2E06
2E06@anc.dc.gov

ANC SMD Commissioner Paul Maysak, SMD 2E03
2E03@anc.dc.gov



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