

July 2, 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 that I have filed 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 dark ink, appearing to read "Grace Bateman", with a long horizontal flourish extending to the right.

Grace Bateman
1508 33rd St., N.W.

Certificate of Service

I hereby certify that, on July 2, 2026, a copy of the foregoing designation of counsel 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



Andrea C. Ferster
Attorney at Law
68 Beebe Pond Road
Canaan, NY 12029
(202) 669-6311
e-mail: andreaferster@gmail.com