



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:			
Address:			
Phone No(s).:		E Mail:	
I hereby request to appear and participate as a party in Case No.:			
Signature:	See attached	Date:	9/16/2026
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:

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

Booked by the proposed
District of Columbia
CASE NO. 21496
EXHIBIT NO. 19

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

Parties

The following seven individuals (“Requesters”), each of whom lives within less than 200 feet of the site of the project are seeking party status:

Joseph & Lauren McHale
913 3rd Street, NE
Washington, DC 20002

Christine Heffernan
319 K Street, NE
Washington, DC 20002

Rex Hung & Tiffany Hoh
317 K Street, NE
Washington, DC 20002

Ashok & Nihal Thadani
321 K Street Rear, NE
Washington, DC 20002

Oleathea Slaughter
909 3rd Street, NE
Washington, DC 20002

Sara Parker
321 K Street, NE
Washington, DC 20002

Jeff Runningen & Kim Wilson
911 3rd Street, NE
Washington, DC 20002

The Requesters intend to present a coordinated case, and each person seeking party status has prepared a statement explaining how they would be adversely affected and aggrieved by the proposed application.

Party Witness Information:

1. List of witnesses who will testify on the party’s behalf

- Lauren McHale

- Christine Heffernan
- Rex Hung or Tiffany Hoh
- Ashok Thadani
- Oleathea Slaughter
- Sara Parker
- Jeff Runningen or Kim Wilson

2. A summary of the testimony of each witness

As explained in more detail in their attached individual statements, the Requesters will testify that the request for special exception will adversely impact them. The following is a summary their testimony:

- the project will increase traffic, noise, congestion, and safety concerns on an already constrained 15-foot alley;
- the project, a building of 50 feet or more in height, is out of proportion with the existing neighborhood and could create significant visual and physical impacts on the primarily two-story row homes surrounding it;
- the project will have an adverse effect on light, air, solar panel access, privacy, and the health of a heritage tree adjacent to the property.

3. List of expert witnesses

No expert witnesses are anticipated and this time. However, the Requesters respectfully reserve the right to amend the application at a later date to identify and add expert witnesses, if necessary.

4. The amount of time being requested to present your case.

We request one hour to present our case.

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?

Each person requesting party status has provided a statement, attached, explaining how they will be affected by the request for special exception.

2. What legal interest does the person have in the property?

Each person requesting party status is a homeowner and resides at their property.
See attached statements.

- 3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?**

Each Requester resides less than 200 feet from the property line of the proposed project.

- 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?**

See attached statements.

- 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.**

See attached statements.

- 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.**

See attached statements.

September 15, 2026
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

I am requesting party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA 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?

I own and reside full-time at 319 K Street NE, which directly abuts the subject property at the rear of my lot (0 feet). The approximately 15-foot-wide public alley providing access to the subject property also directly abuts (0 feet) the entire length of my maintained property (~40% of the total public alley length). My property has two gated entrances and one garage opening directly (0 feet) onto the alley's western side. My property has 12 windows of varying sizes facing the alley, 4 large windows facing south toward the subject property, and 2 extra-height floor-to-ceiling glass doors facing south toward the subject property. I have a legally installed and operating 7.22 kW rooftop solar energy system with panels south-tilted toward the development site.

The two requested special exceptions have direct implications for my property. First, the applicant seeks to convert the subject property from an alley lot to a record building lot even though, as the applicant acknowledges, access to a public street passes through a lengthy portion of the alley that is only approximately 15 feet wide and therefore does not satisfy the 24-foot-wide matter-of-right access requirement. Second, the applicant seeks permission to construct a building approximately 40 feet in height, with an additional 10-foot penthouse and mechanical equipment and/or HVAC units that could further increase its overall height, visual mass, and noise—a substantial departure from the predominantly two-story rowhouses zoned RF-1 located to the north, east, and west of the subject property.

The alley-related relief would directly affect my daily use, access, privacy, and enjoyment of my property. I use the approximately 15-foot-wide alley multiple times each day by foot, bicycle, and vehicle. My rear garage door directly abuts the alley and provides access to my parking. My basement apartment has two private entry gates directly onto the alley, and approximately 12 windows of my home face the alley. The alley is already heavily used by residents, visitors, pedestrians, bicyclists, vehicles, deliveries, and people passing through the Square, including people who use it as a cut-through between H Street and K Street. Adding more units to a site dependent upon this constrained alley will increase vehicle movements, deliveries, trash and recycling collection, loading and unloading, rideshare activity, pedestrian activity, and other activity immediately alongside my property.

The requested height is particularly significant because the development site is directly south of my home. Four large windows and two floor-to-ceiling glass doors from my principal living space face directly toward the development site. My main living area has a completely open floor plan, and I intentionally use no curtains or window treatments, allowing natural light and maintaining the

existing openness of the space. The proposed building's height and mass could therefore affect natural light, openness, privacy, and the use and enjoyment of my principal living space.

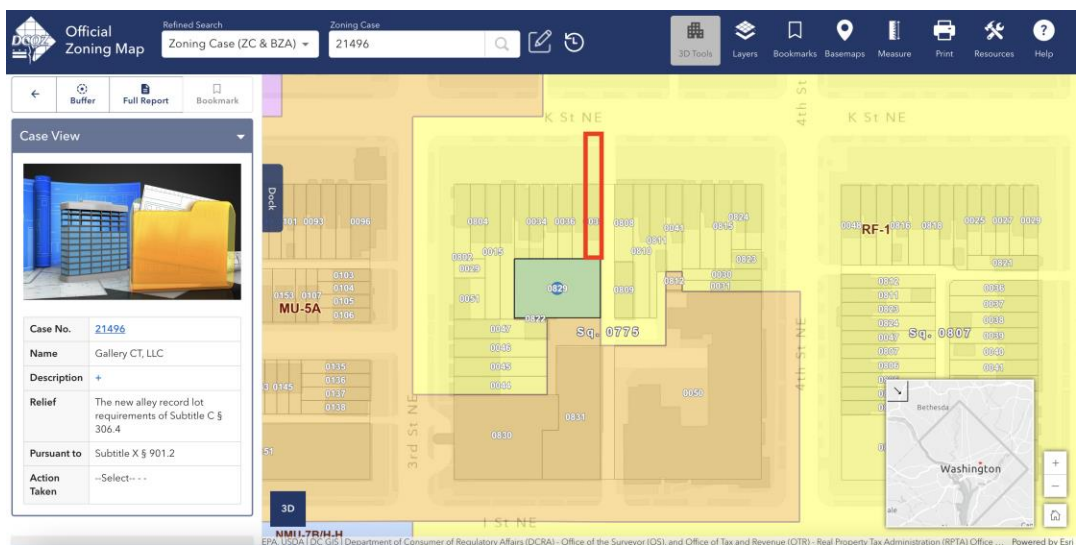
Finally, construction would occur directly adjacent to my approximately 111-year-old home. Excavation and foundation work raise concerns regarding noise, vibration, dust, drainage, settlement, and potential structural effects because of the immediate physical proximity of the construction to my home.

2. What legal interest does the person have in the property?

I am the owner and full-time occupant of 319 K Street NE since January 2020. The property is also the location of my businesses, and I work from home.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

My southern property line directly abuts the subject property at 0 feet. My eastern property line directly abuts a lengthy portion (~40%) of the public alley that provides access to the subject property with a narrow width (15 feet). My property also has two gated entrances and one garage opening directly (0 feet) onto the alley's western side. Please see the attached site plan, with my property marked in red.



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 approved, the requested relief could produce several direct impacts to my property.

- **Economic impact and property investment:** My home represents a substantial financial investment. The property's natural light, open and quiet rear area, convenient garage and alley access, and ability to safely access the property were important characteristics of the property when I purchased it. Changes to these characteristics, including reduced light, increased activity and noise, diminished use and enjoyment of the rear area, and more constrained access, could adversely affect the property's utility, enjoyment, and economic value.
- **Solar access and economic impact:** Increased shading of my existing 7.22 kW rooftop solar system, potentially reducing solar generation and creating corresponding economic and environmental impacts.
- **Natural light and privacy:** Reduced natural light and new elevated sightlines toward my home and property, affecting privacy, openness, and enjoyment of my living space.
- **Alley access and safety:** Increased activity in the narrow 15-foot-wide alley could make access to and enjoyment of my home and property more difficult, increase conflicts and noise, reduce safety and convenience, potentially impede emergency, fire, or EMS access when life-saving access is needed, and diminish my existing use and enjoyment of the alley and the area surrounding my home.
- **Loss of Use and Enjoyment:** Diminishment of my existing ability to use and enjoy the alley and the rear portion of my property for daily access, recreation, and neighborhood gatherings due to increased activity, congestion, noise, and reduced accessibility.
- **Construction and structural impacts:** Excavation and construction immediately adjacent to my approximately 111-year-old home could result in settlement, structural movement, vibration, noise, dust, and drainage impacts.

These impacts should also be considered cumulatively with the existing 48-unit development in the surrounding area. To the extent the existing and proposed developments rely on the same alley network and surrounding infrastructure, their combined residential, vehicle, delivery, trash, pedestrian, and service activity could further burden the constrained alley. This cumulative effect is particularly relevant to me because my property directly abuts that alley.

If the requested relief is denied, the particular impacts associated with constructing and operating the proposed building—including its additional height and the additional residential activity using the alley—would not occur in the same manner.

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.

I have an established, intensive use of the property that makes these potential impacts particularly consequential to me.

I live and work at 319 K Street NE and operate businesses from the property. My kitchen is in the rear of the house, where I spend most of my time. My exercise space is also rear facing and I don't want people watching me work out. The basement apartment is used regularly for guests and has also been operated as a licensed Airbnb. Two private entrances to the apartment open directly

onto the alley. I use my rear yard often, and not just for parking. I genuinely worry about lack of access to my property in case of emergencies.

The rear of my property and the adjoining alley are also part of my regular residential and community use. My neighbors and I have used this area for gatherings, including parties and movie nights. I use the alley multiple times each day by foot, bicycle, and vehicle.

These existing uses mean that changes in light, privacy, noise, access, and activity immediately surrounding my property would directly affect my daily residential, work, business, and community use of the property.

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.

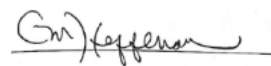
My interests will be affected more significantly and distinctly because my property directly abuts the subject development property and directly adjoins the constrained alley access that is central to one of the applicant's requested special exceptions.

Unlike members of the general public, I will experience the effects of the requested relief from living immediately adjacent to the proposed construction, but also from permanent changes of the development inside constrained alley, access to my home and having my living space, solar system, garage, apartment entrances, and windows directly oriented toward or adjoining the development and its access route.

Other residents may have general interests concerning safety, traffic, neighborhood character, availability of street parking, lack of green and open space, significant and rapid neighborhood developments in recent years—all of which I share. However, the combination of direct physical adjacency, daily dependence on the constrained alley, and the existing residential and business uses of my property creates a property-specific interest in the requested zoning relief that is distinct from the generalized interests of the public.

For these reasons, the requested zoning actions present potential impacts to my property that are unusually direct, immediate, and property-specific, and that affect my interests in a manner distinct from those of persons in the general public.

Sincerely,



Christine Heffernan
319 K St NE
Washington, DC 20002
610.633.2169
Christine.m.heffernan@gmail.com

September 15, 2026

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

We request party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA 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?

The action as currently proposed will result in several deleterious effects on our property, including: decreased sunlight to the rear of the home; lack of privacy resulting from direct viewing angles from proposed project into rear bedroom and outdoor spaces; increased vehicular traffic in rear alley network resulting in noise, congestion, difficulty accessing rear parking area and exiting alley to main street.

2. What legal interest does the person have in the property?

We have owned and lived in the house at 317 K Street NE since 2021.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

North of subject property, separated from planned north wall of subject property by 10-foot wide alley.

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 approved, the cumulative impact of the proposed development's multiple units and height with respect to the already-existing Axis apartment complex and ongoing conversion of the former World Vision building into a multiunit condominium (ANKA) by the same developer will overburden the currently highly utilized alley network.

Because of its central location in the alley the proposed development will result in increased volumes of cars and pedestrians within a very confined space, with a 15-foot alley opening to K Street NE and a 10-foot alley directly behind our home, the latter of which is used to access rear parking areas. Increased vehicle traffic in both areas, including private, maintenance, trash collection and delivery vehicles, will increase

congestion and decrease the ability of residents to transit the alley, park cars, utilize space in the rear of the home and reduce pedestrian safety.

Additionally, the limited parking specified in the proposal for the subject property will compound the lack of parking for the multiunit ANKA condominium. This will further curtail the already limited supply of street parking in the neighborhood.

The proposal for the subject property features a 40-foot multiunit housing development with an additional 10-foot penthouse which will be 10 feet from our property. This will block sunlight, provide residents of the proposed development direct sightlines into rear areas of our home, block our own sightlines and increase noise.

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.

The subject property was initially presented as a proposal to construct four rowhouses of similar size and configuration to the existing K Street homes. If the current proposal and exceptions are approved, a precedent will be set for additional requests to change the nature of the development.

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 home is over 100 years old, and construction ten feet away may result in structural damage, and access to the rear of our house is extremely vulnerable to blockage from construction work. Construction debris or equipment in the alley, even of small size and left inadvertently, may damage our car or prevent me from entering and exiting. The rear of our house is the primary point of entry and exit to and from our property.

Our rear windows are directly across from the proposed construction and open into the kitchen and bedroom, the most frequented areas of our home. Residents of the proposed development will be able to see directly inside. These windows are also the primary south-facing sources of light. The view from the rear of the house and our deck will be the north wall of the proposed development, and views of the sky as well as sunlight will be greatly diminished, reducing our ability to recreate in the outdoor area of our home. Increased foot and vehicle traffic in the 10-foot alley will increase congestion and limit our ability to drive to and from the parking area and access our electric vehicle charger.

Sincerely,

Rex Hung and Tiffany Hoh

317 K Street NE

Washington, DC 20002

301-338-8894

rexhung123@gmail.com

September 15, 2026

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

We request party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA 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?

Our property will be adversely affected by the proposed action due to several significant negative impacts. These include increased traffic and activity in the rear alley behind our home, creating conflicts, maneuverability and accessibility for emergency vehicles and trash removal; increased difficulty and reduced convenience in accessing the rear of our property and garage; decreased natural light and privacy at the rear of our home; increased noise, and the potential loss of the heritage tree located adjacent to the subject property. Collectively, these impacts would adversely affect the use, enjoyment, privacy, and character of our property.

2. What legal interest does the person have in the property?

We have owned and resided at 913 3rd Street, NE for the past 19 years.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

Our northern property line is one or two feet away from the subject property. See attached site plan with our property marked in red.

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?

Our property would be adversely affected by the type and scale of housing proposed for the subject property. Like several nearby developments, the proposed building appears to consist primarily of smaller studio, one-bedroom, and two-bedroom rental units. The concentration of smaller units would result in a relatively high residential density on a site zoned for a smaller-scale building that is immediately adjacent to existing smaller-scale rowhouse properties.

The proposal calls for a structure approximately 40 feet in height, with an additional 10-foot penthouse, as well as mechanical equipment and/or HVAC units that could further increase the building's overall height, visual mass, and noise. A structure that reaches 50 feet or more would represent a substantial departure from the predominantly two-story rowhouses located to the north and west of the subject property. A building of this height and scale in this location will have significant visual, physical, and environmental impacts on the properties immediately surrounding it.

We are particularly concerned about the proposal's potential impacts on light and air, as well as on the solar access of neighboring properties. The proposed building could also have significant impacts on the heritage tree located at 307 K Street (Lot 16), whose canopy extends over both our property and the proposed building site. This mature elm provides substantial benefits to our home and the surrounding neighborhood, including shade, privacy, improved air quality, and habitat for wildlife. Given the tree's size and proximity to the proposed construction, any construction activity within or near its root zone should be subject to a detailed tree-preservation plan prepared by a qualified arborist. That plan should clearly identify the tree's critical root zone and specify the measures that will be taken to protect its roots, trunk, canopy, and long-term health throughout construction.

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.

Our property and the subject property are located along a narrow, approximately 15-foot-wide alley that is already heavily used and frequently congested. The alley serves as a cut-through between Eye and K Streets and experiences significant activity associated with the Axis apartment building, formerly known as the Ava. Conditions are likely to become even more challenging with the opening of the more than 80-unit Anka development at 300 Eye Street, formerly occupied by World Vision. Adding another large residential building to this already constrained alley raises serious concerns about whether the alley can safely and adequately accommodate the additional loading, trash collection, deliveries, rideshare vehicles, resident and visitor vehicles, pedestrians, and construction activity that the proposed development would generate. The increased volume and intensity of activity would further burden an alley that is already narrow and heavily utilized, while also making access to the rear of neighboring properties more difficult.

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.

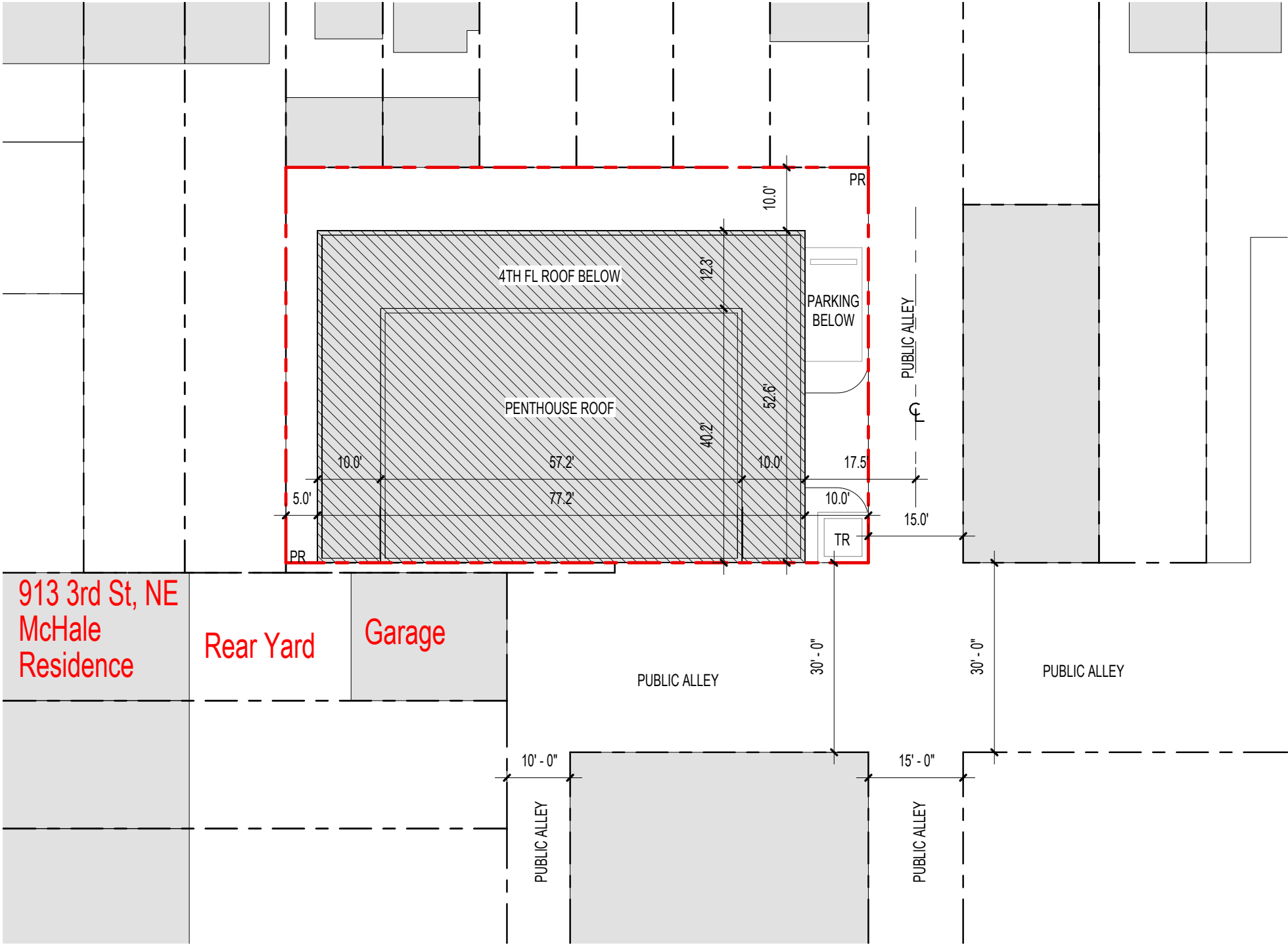
The proposed building appears to have little to no meaningful setback from our property at 913 3rd Street, NE. Based on the plans provided to us, our garage and backyard would be separated from the proposed building by only approximately one or two feet,

although the exact setback is not clearly delineated in the plans. Our property would directly abut the proposed building's large, solid black south elevation. This substantial, monolithic wall would become the dominant view from the rear of our home and would significantly alter the existing character and openness of our backyard. Given the proposed height and location of the building, we are also concerned that it would substantially reduce or block the morning light that currently enters our home from the east.

Sincerely,

Joseph & Lauren McHale
913 3rd Street, NE
Washington, DC 20002
317-459-8973
Loswalt25@aol.com

SITE PLAN



LOT INFORMATION

ZONE: MU-5A
SQUARE / LOT: 0775 / 0829
LOT AREA: 5,769 SF

ZONING INFORMATION

	ALLOWED / REQUIRED	PROPOSED
FAR:	N/A	2.8 (16,240 SF)
PENTHOUSE FAR:	0.4 (2,302 SF)	0.39 (2,302 SF)
LOT COVERAGE:	100% (5,769 SF)	70% (4,060 SF)
SETBACKS:	5 FT FROM PROPERTY	5 FT
	LINE OF NON-ALLEY LOTS	
	7.5 FT FROM CL	7.5 FT
	OF ABUTTING ALLEYS	
HEIGHT:	25 FT MAX.	40 FT*
PENTHOUSE HEIGHT:	12 FT	10 FT
PARKING:**	3	8
BIKE PARKING:		
	LONG TERM	7
	SHORT TERM	1

PROPOSED GSF

1ST FLOOR: 4,060 SF
2ND FLOOR: 4,060 SF
3RD FLOOR: 4,060 SF
4TH FLOORS: 4,060 SF
PH (NON-FAR): 2,302 SF
TOTAL FAR: 16,240 SF
TOTAL GROSS: 18,542 SF

* Relief requested via BZA
** Project within 1/4 mile of street car line and qualifies for 50% parking reduction

SCALE: 1" = 20'-0"



September 15, 2026

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

We request party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA Form 140.

1. We have owned the house at 321 K Street Rear, NE Lot numbered 9 in Square numbered 775 for the past 13 years. Our house is located in the Gallery Court alley directly across from the proposed development in BZA Case N0. 21496. Our house is the only detached property in the alley with both the house entrance doors opening onto the alley and only the width of the alley (~ 15 feet) separates our house from the proposed development. We will be uniquely and significantly affected by the proposed zoning relief as the proposed property will dwarf our house and cut off the sunlight and our view of the sky. The larger the number of units the greater the traffic with increased potential for accidents. This concern about the risk to our safety and others' safety is further discussed below. We believe the development plan should be limited in scope because of these considerations.

Our property is in the alley. The risk of an accident will be adversely affected by the proposed action due to two significant negative impacts. The first impact will be the increased risk to health and property. Traditionally, Risk is defined as frequency of an undesirable event (e.g. being hit by a vehicle) multiplied by consequences (e.g. damage or loss of life and or property). If the traffic pattern changes such that there are more vehicles entering and leaving the alley, the frequency of an accident will increase resulting in increased risk to health and safety of public as well as damage to our property. The second impact will be the height of the proposed building will dwarf our house and deny us the joy of sunlight and the skies. These factors and others presented by other witnesses will have significant negative impact from the proposed development.

2. Owners
3. The subject property is west of us across the alley (approximately 15 feet).
4. Our property would be adversely affected by the type and scale of housing proposed for the subject property. The proposed building appears to consist primarily of smaller studio, one- bedroom, and two-bedroom units. The concentration of smaller units would result in a relatively high residential density

resulting in increased traffic and thus risk to the public and our house in the alley.

The proposal calls for a structure 40 feet in height, with an additional 10-foot penthouse, as well as mechanical equipment and/or HVAC units that could further increase the building's height, visual mass and noise. A structure that reaches 50 feet or more would have significant visual, physical and environmental impacts on the nearby properties with particular emphasis on loss of sun light and sky view.

5. The alley is heavily used and sometimes congested. The conditions are likely to become even more challenging with the opening of the more than 80-unit Anka development at 300 I street. Adding yet another large residential building to an already constrained alley raises concerns about not only the people and the existing structures but whether all the loading will have negative impact on the alley.
6. The proposed building will dwarf our house and lead to enormous challenges for us, just the alley width away, in view of the traffic congestions and increased danger from the increased traffic.

Sincerely,

Ashok Thadani and Nihal Thadani
321 K Street Rear, NE
Washington, DC 20002
301-655-4518
ashok_thadani@yahoo.com

September 15, 2026

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

We request party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA Form 140.

1. I have owned and resided at 909 3rd Street NE for at least 50 years, including the past 30 consecutive years. My property is approximately 30 feet from the proposed development in BZA Case No. 21496 and the more than 80-unit Anka development at 300 Eye Street, formerly occupied by World Vision, which is currently under construction and wraps around my property. My concern is that this proposal is too large for the site and surrounding infrastructure to accommodate without significant impacts, particularly to safety on adjacent properties and in the neighborhood, as described in greater detail below.

My property will be adversely affected by the proposed action due to several significant negative impacts. These include increased traffic and activity in the rear alley behind my home, creating conflicts with maneuverability and accessibility for emergency vehicles and trash removal; increased difficulty and reduced convenience in accessing the rear of my property and garage; decreased natural light and privacy at the rear of my home; increased noise; and the potential loss of the heritage tree located adjacent to the subject property. Collectively, these impacts would adversely affect the use, enjoyment, privacy, and character of my property, as well as safety.

2. Owner & resident.
3. The subject property is within 30 feet of my property.
4. My property would be adversely affected by the type and scale of housing proposed for the subject property. Like several nearby developments, the proposed building appears to consist primarily of smaller studio, one-bedroom, and two-bedroom rental units. The concentration of smaller units would create a relatively high residential density on a site zoned for a smaller-scale building, immediately adjacent to existing smaller-scale rowhouse properties.

The proposal calls for a structure approximately 40 feet in height, with an additional 10-foot penthouse, as well as mechanical equipment and/or HVAC units that could further

increase the building's overall height, visual mass, and noise. A structure reaching 50 feet or more would represent a substantial departure from the predominantly two-story rowhouses to the north and west of the subject property. A building of this height and scale in this location will have significant visual, physical, and environmental impacts on the properties immediately surrounding it.

I am particularly concerned about the proposal's potential impacts on light and air, as well as on neighboring properties' solar access. The proposed building could also significantly impact the heritage tree at 307 K Street (Lot 16), whose canopy extends over the proposed building site. This mature elm provides substantial benefits to my home and the surrounding neighborhood, including shade, privacy, improved air quality, and wildlife habitat. Given the tree's size and proximity to the proposed construction, any construction activity within or near its root zone should be subject to a detailed tree-preservation plan prepared by a qualified arborist. That plan should clearly identify the tree's critical root zone and specify measures to protect its roots, trunk, canopy, and long-term health throughout construction.

5. My property and the subject property are located along a narrow, approximately 15-foot-wide alley that is already heavily used and frequently congested. The alley serves as a cut-through between Eye and K Streets and experiences significant activity associated with the Axis apartment building, formerly known as the Ava. Conditions are likely to worsen with the opening of the more than 80-unit Anka development at 300 Eye Street, formerly occupied by World Vision. Adding another large residential building to this already constrained alley raises serious concerns about whether the alley can safely and adequately accommodate the additional loading, trash collection, deliveries, rideshare vehicles, resident and visitor vehicles, pedestrians, and construction activity that the proposed development would generate. The increased volume and intensity of activity would further burden an alley that is already narrow and heavily utilized, while also making access to the rear of neighboring properties more difficult.
6. The proposed building appears to substantially reduce or block the morning light that currently enters my home from the east. I have been significantly impacted by the current construction at 300 Eye Street NW in terms of light, privacy, and air quality. I expect the same with the proposed project, affecting my residence from every side. Pedestrian traffic from that building also now shares the access point to my parking.

Sincerely,

Oleathea Slaughter
909 3rd Street NE
Washington, DC 20002
(202) 236-5748
oleathea.slaughter@verizon.net

September 15, 2026

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

I request party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA 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?

My property will be directly impacted by the increase in alley traffic on the alley that runs north-south between K St NE and I St NE between 3rd St NE and 4th St NE because the west side of my house is directly on that alley. This increase will start with the construction, and will continue once residents move into the proposed dwellings at 1 Gallery Court NE, and as residents, visitors, deliveries, emergency services, and others arrive, pause, park, and depart 1 Gallery Court NE via motorized vehicles, scooters, bikes, and on foot. An increase in people using the alley at all hours of the day and night occurred when the large apartment building was built in this square several years ago at the SE corner of I St NE (Axis, formerly Ava). We can reasonably expect a similar increase from the multi-unit building currently being built in this square at the SW corner of I St NE. Adding yet another large multi-unit building on the site of the current parking lot will logically furnish another significant surge in traffic.

2. What legal interest does the person have in the property?

I have owned and resided at 321 K Street NE (front) since 2002. [There are 2 properties designated 321 K St NE. Mine is the one that faces K St NE, SSL is 0775- -0808. The property at 321 K St NE (rear) is entirely separate and has its own 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?

Less than 60 feet from my house, approximately 15 feet from my property

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?

I understand from what I heard the builder's representative (Eric DeBear, Esq) say to the assembled group on the Zoom call for the virtual ANC 6C PZE meeting held on 9/2/2026 at 6:30PM, that the Shadow Studies were received by Mr. DeBear and the Builder during the time of that meeting, which is why they were not provided to the ANC for the meeting.

Although I have not had access to review the Shadow Studies, the proposed height of the 5-story (4 stories + penthouse) 22-unit building being proposed immediately to the southwest of my property will logically impact the sunlight on my back yard for portions of the day, which will have a negative impact on the health of existing tree, large and small bushes, and plants in my back yard. It will also diminish the natural light to the many back windows of my house. It is reasonable to infer that the building will also block breezes when they come from the southwest, as at 50 feet it will be significantly higher than my 2 stories that are above ground. I rely on breezes from open windows to cool my house during much of the year, as I do not have central air.

I spend at least 90% of my time in the rear portion of the house, as I have made those rear rooms my primary living and sleeping spaces, due to traffic noise from K St in the front of my house. I work from my home, also in the rear room.

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.

The amount of time that demolition, site prep, construction, and finishing work will be ongoing to build a 22-unit, five-story structure will be significant. The site prep and construction that has been taking place at 300 I St NE for quite some time has been disruptive to my work, including many days with noise from construction or from vehicles related to construction in the alley directly outside my house so loud I had to shout over it in meetings. The noise from site prep and construction at 1 Gallery Court NE will be significantly more impactful as it will be less than 60 feet from my dwelling.

Debris and the heavy dust from the site will impact all yards and residences in the vicinity. I have concerns about damage to my home from the vibrations of site prep and construction that close to my house. And once people move in, there will be extra noise that is simply the product of such a large number of people living their lives in a very small space.

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.

This neighborhood was designed to sustain row houses and some small businesses. The area within 2 blocks in all directions has seen a number of very large apartment/condo buildings over the last couple of decades. The population density here is already extremely high due to those changes in the nature of the buildings in the immediate vicinity, overloading the infrastructure in this area. Allowing 22 additional units, beyond the 90 new units already in the process of being built at 300 I St NE, which is directly adjacent to 1 Gallery Court NE, seems untenable.

A concern I raised at the ANC meeting is that while both the new building at 300 I St NE and the proposed new building at 1 Gallery Court plan to have space for dumpsters, the reality is that even though the Axis building planned space for their dumpsters, they leave them outside the building, at the south end of the alley that runs north-south between I and K. These dumpsters by their nature attract more rats - and we all know DC rats need very little enticement - and are often overflowing. I fear that the same situation will become reality at both new properties, particularly with the building at 1 Gallery Court, which has a much smaller access area to the planned trash room based on the plans presented by the developer's representative at the virtual ANC 6C PZE meeting held on 9/2/2026.

Sincerely,

Sara Parker
321 K Street, NE (front)
Washington, DC 20002
skparker@hotmail.com

September 16, 2026

Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: BZA Case No. 21496 – Application of Gallery CT, LLC

To Whom It May Concern:

We request party status in this matter. Set forth below are the responses to PARTY STATUS CRITERIA on BZA Form 140.

1. We have owned and resided at 911 3rd Street, NE for the past four years. Our property shares the 15-foot-wide alley with the proposed development in BZA Case No. 21496. Our property includes an unprotected parking area for our car, and we rely on this alley for vehicle access. Our parking area, along with that of two of our neighbors, connects to the 15-foot-wide alley through a narrow 10-foot-wide connecting alley. We are concerned that the size of the proposed development, particularly the additional regular vehicle traffic from new residents, as well as unclear plans for moving trucks, trash management, and emergency vehicle access, will jeopardize our ability to safely enter and exit the alley. We are also concerned for general pedestrian safety in the alley with the additional traffic, given the narrowness of some passages, limited viewing angles, and lack of pedestrian paths.

We also benefit from the heritage elm tree located at 307 K Street (Lot 16), and are concerned about the damage that it could sustain as a result of this development.

Additional vehicular and pedestrian traffic will make it more difficult to safely exit the alley. Pedestrian access to the proposed development will require any new residents to walk on alley roadways also frequented by vehicles, with no protection and limited space.

2. Owners & residents
3. 15 feet
4. The proposed building could also have significant impacts on the heritage tree located at 307 K Street (Lot 16), whose canopy extends over both my property and the proposed building site. This mature elm provides substantial benefits to my home and the surrounding neighborhood, including shade, privacy, improved air quality, and habitat for wildlife. Given the tree's size and proximity to the proposed construction, any construction activity within or near its root zone should be subject to a detailed tree-preservation plan prepared by a qualified arborist. That plan should clearly identify the

tree's critical root zone and specify the measures that will be taken to protect its roots, trunk, canopy, and long-term health throughout construction.

5. My property and the subject property are located along a narrow, approximately 15-foot-wide alley that is already heavily used and frequently congested. The alley serves as a cut-through between Eye and K Streets and experiences significant activity associated with the Axis apartment building, formerly known as the Ava. Conditions are likely to become even more challenging with the opening of the more than 80-unit Anka development at 300 Eye Street, formerly occupied by World Vision. Adding another large residential building to this already constrained alley raises serious concerns about whether the alley can safely and adequately accommodate the additional loading, trash collection, deliveries, rideshare vehicles, resident and visitor vehicles, pedestrians, and construction activity that the proposed development would generate. The increased volume and intensity of activity would further burden an alley that is already narrow and heavily utilized, while also making access to the rear of neighboring properties more difficult.
6. We are more distinctively affected than the general public by virtue of having to share the usage of the alley, and the additional burdens placed upon the alley are burdens shared by all users of it.

Sincerely,

Jeff Runningen & Kim Wilson
911 3rd Street, NE
Washington, DC 20002
jeffrunningen@gmail.com
kimberlywilso@gmail.com
860-921-8178

Certificate of Service

I hereby certify that on this 16th day of September, 2026, a copy of this Request for Party Status Form 140 with attachments was served, via email, as follows:

Utku Aslanturk, Gallery CT, LLC
utku@dilaconstruction.com

Eric J. DeBear, Cozen O'Connor
edebear@cozen.com

District of Columbia Office of Planning
c/o Matt Jesick
1100 4th Street SW, Suite E650
Washington, DC 20024
Matthew.Jesick@dc.gov

Advisory Neighborhood Commission 6C
c/o Karen Wirt, Chairperson
Andrew Hayes, SMD 6C06
Mark Eckenwiler, SMD 6C03
6C02@anc.dc.gov
6A06@anc.dc.gov
6C04@anc.dc.gov
6C@anc.dc.gov

Sincerely,



Lauren McHale
913 3rd Street, NE
Washington, DC 20002
317-459-8973
Loswalt25@aol.com