



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:		Date:	
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. 20

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 home, quality of life, and family will be negatively affected by the proposed action for several reasons. As our property sits to the North of the proposed project natural light is a major concern. This project will create huge stark walls or windows that will peer into our house. Sunlight, especially in the winter months. Additionally, our home has a solar system that was partially paid for by the DC Government when the city initiated a grants program. We believe this solar array will be negatively impacted by the proposed height of this project. Additionally, I am concerned about any conceived construction on the existing parking lot for two reasons: the possible existence of underground chemical tanks or contaminated soil that remains from when the (World Vision) building was a dry cleaner, and severe vibration to our home. I believe 309, 311, and 313 K Street completed construction around 1905 and the foundations/walls may not be strong enough to absorb the piling and/or excavation vibrations causing damage to our homes. The increase in vehicular and pedestrian traffic to the only existing alley will increase the risk of accidents. Recently loitering in the alley has increased which has further complicated navigating the area. This is the one alley for the entire block that every house and apartment building must use. Already the Ava/Axis building has their garage entrance, and additional parking requirements for this project will make the alley dangerous. Already dumpsters are taking public space and I suspect this will become worse as the World Vision building becomes occupied.

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

We have owned and resided at 309 K Street, NE for more than 30 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 home is directly adjacent to the applicant's property. Furthermore our property deed (as recorded in the Office of the Surveyor), includes unrestricted right-of-way across the applicants property to existing public alleys.

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 houses on K street had enjoyed a long relationship with the World Vision owners. When they opted (unfortunately) to fence in the parking lot in 2008 they recognized our rights and potential impact, and insured our uninterrupted right-of-way. The current applicant has had a haphazard approach to seeking and/or notifying adjoining neighbors of their intent for both the initial and pending project for the parking lot. The applicant used the previously approved PUD AVA/Axis project as a justification for the increased height of the World Vision building but I am not aware of any formal approval process. The developer continues to consider all proposed changes to the neighborhood as "a matter of right." The applicant has sent inaccurate and/or misleading drawings concerning this parking lot project. Our home, and all of K street would be negatively affected by the size and scale of housing proposed for the property. There is already a surplus of similar sized units in the immediate area. More units would not help this neighborhood, and could actually have a negative impact to the area. I believe the approval of this proposed project would have a seriously negative impact to all (both sides of the north/south alley) the residents on K. Additionally it will impact people living on Eye, 3rd, and 4th streets.

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.

As stated above I am not aware of any types of studies conducted for the World Vision project or this parking lot project before us. However I am concerned with environmental and utility concerns. I've watched the Children's Museum get converted to its current dwelling, the 300 block of H street that was an abandoned lot and a gas station, 200 K Street (where Laos is now) only had a row houses on 3rd street -the remaining block was rubble, and the construction of the Intern buildings. From a traffic, environmental, and utility perspective I am extremely concerned that increasing the neighborhood density will be negative. I would propose the conversion of this area to a community garden as attempting to jam an inappropriate construction project is detrimental to the immediate neighborhood.

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 project creates a compressed area that would be difficult to regulate from a pedestrian and vehicular perspective. This project would effectively construct a +50'

wall outside the back of my house. This project is uniquely affecting all the 3rd street and K street residents.

Sincerely,

Paul & Maria Heavey
309 K Street, NE
Washington, DC 20002
202-400-4414
Pmdc07@icloud.com

Certificate of Service

I hereby certify that on this 17th 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,



Paul & Maria Heavey
309 K Street, NE
Washington, DC 20002
202-400-4414
Pmdc07@icloud.com