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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:	Joseph Sellers and Laurie Davis		
Address:	2331 Porter Street NW		
Phone No(s).:		E Mail:	jsellers1153@gmail.com, lauriebdavis@gmail.com
I hereby request to appear and participate as a party in Case No.:	21510		
Signature:	DocuSigned by: Joseph Sellers 668DA731DD8449F...	Date:	October 7, 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:	Meridith Moldenhauer		
Address:	2001 M Street NW		
Phone No(s).:	202-747-0763	E Mail:	mmoldenhauer@cozen.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: October 21st, 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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21510
EXHIBIT NO. 34

In support of the attached Party Status Application Form, Joseph Sellers and Laurie Davis (collectively, the "Neighbors") request advance consideration of their request for party status at the Board's October 21, 2026 public meeting pursuant to Subtitle Y § 404.3 and submit the following information:

Party Witness Information

1. *A list of witnesses who will testify on the party's behalf and a summary of their testimony;*

- **Joseph Sellers – Owner and Resident, 2331 Porter Street NW**

Mr. Sellers may testify regarding existing residential conditions, his property's proximity to the proposed Rock Creek Club, and the anticipated effects of the proposed use, including noise, traffic, lighting, privacy, access, and outdoor activity, on the use and enjoyment of his property.

- **Laurie Davis – Owner and Resident, 2331 Porter Street NW**

Ms. Davis may testify regarding existing residential conditions, her property's proximity to the proposed Rock Creek Club, and the anticipated effects of the proposed use, including noise, traffic, lighting, privacy, access, and outdoor activity, on the use and enjoyment of her property.

- **Emily Hotaling Eig – EHT Traceries**

Ms. Eig will testify as an expert in historic preservation regarding the significance of the Greystone Enclave, including its landscape, topography, spatial organization, and historic views. She will discuss the enclave's rural character, a major contributing factor in its designation in the D.C. Inventory of Historic Sites, and address the potential effects of the proposed recreational facilities and related site improvements on that character, the landmark, and its setting.

- **Nicole White, P.E., PTOE – Symmetra Design**

Ms. White will testify as an expert in transportation planning and traffic engineering regarding the potential transportation impacts of the proposed use on the surrounding neighborhood.

2. *The total amount of time being requested to present your case.*

45 minutes.

Party Status Criteria

1. *How will the property owned or occupied by the person, or in which the person has an interest, be affected by the action requested of the Board;*

The requested approval would replace the existing residential use of Greystone with a membership-based recreational private club operating throughout the day and into the evening. For the neighboring owners seeking party status, that change would bring recurring recreational activity, member and guest arrivals, employee traffic, and service activity into the immediate setting of their homes. Noise from the proposed pools, tennis courts, and gathering areas, together

with increased lighting and activity, would interfere with their privacy and ability to enjoy their home and outdoor spaces. Associated changes to landscaping, screening, and site improvements would also affect the residential setting of their property. Additionally, the proposed operation would intensify use of the shared gravel access path serving the adjoining properties, including for member pickup and drop-off, employees, and deliveries. That increased use would directly affect the Neighbors daily access and use of the road. These impacts arise from the requesting parties' immediate proximity to the proposed private club and access route and would be experienced at their homes on a continuing basis.

2. *The legal interest each person has in the property;*

Joseph Sellers and Laurie Davis own and reside at 2331 Porter Street NW. Each has a direct ownership and possessory interest in the property that would be affected by the requested approval.

3. *The distance between the person's property and the property that is the subject of the application before the Board;*

2331 Porter Street NW, owned by Joseph Sellers and Laurie Davis, directly abuts the subject property. The distance between their property and the subject property is therefore zero feet.

4. *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 Board is approved or denied;*

The following is a list of impacts to the Neighbors that would result if the Board grants the Applicant's requested change in use.

(a) Noise and Privacy of Use and Enjoyment

The proposed change in use would expose the Neighbors to recurring noise from recreational activities, outdoor gatherings, and events near their homes. Activity throughout the day and into the evening would interfere with ordinary residential activities, including working from home, resting, and spending time outdoors. Restrictions on amplified sound would not address the cumulative noise generated by participants, guests, and simultaneous use of the facilities. The Neighbors would also experience increased pedestrian activity and lighting near their property boundaries. New circulation routes and gathering areas, together with changes to vegetation and screening, would diminish the separation and privacy their home currently enjoys. Without clearly defined limits on attendance, outdoor activity, events, and lighting, the proposed restrictions provide insufficient assurance that these impacts would remain compatible with the adjoining residential uses.

(b) Traffic

The proposed operation would increase traffic on the shared access road through member and guest arrivals, pickup and drop-off activity, employee trips, deliveries, and rideshare services, creating congestion and access concerns for the Neighbors. The Applicant's projected reliance on walking, bicycling, and transit may overstate actual use given the site's topography, seasonal conditions, and families traveling with children and recreational equipment. Realistic travel assumptions and

enforceable operating restrictions are therefore necessary to prevent traffic from exceeding projected levels.

(c) Operations

The proposal leaves unclear how daily Club activities would be managed, including limits on attendance, guests, gatherings, deliveries, outdoor music, and lighting. The proposed trash operation would also require staff to move heavy refuse containers along the steep, winding path to Porter Street, creating noise and practical concerns, while collection trucks could obstruct traffic on the narrow roadway near Beach Drive.

Additional paving, grading, construction, and changes to landscaping, fencing, access routes, recreational facilities, or service areas could worsen drainage, reduce screening, and alter the historic residential setting. Because later plan revisions could intensify these effects, the Neighbors seek clear operating parameters and coordinated plans that can be evaluated before a comprehensive submission can be provided. .

5. *Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied;*

The Neighbors contend that the proposed use is a private club, rather than a private community center eligible for the requested special exception. Under the Applicant's classification, the Neighbors maintain that the Applicant has not met its burden of demonstrating compliance with the applicable special exception standards. The Neighbors contend that critical information is missing from the application making evaluation of the proposed use challenging. These arguments will be developed further in the Neighbors' statement in opposition.

6. *An explanation of how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action that that of other persons in the general public.*

The Neighbors property directly abuts the Subject Property, placing their home and outdoor living areas immediately beside the proposed private club. They would experience the resulting noise, lighting, loss of privacy, traffic, safety, and potential drainage impacts at their own properties on a recurring basis. The Neighbors would bear the immediate consequences of the proposed operation where they live, work, and spend time outdoors. Their interests arise from direct exposure to the proposed use and its effects on their adjoining property, rather than a generalized concern about development in the neighborhood.