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:	Frederick Calvetti and Barbara Calvetti		
Address:	4000 52nd Street, NW, Washington DC 20016		
Phone No(s).:	202/686/5440	**E Mail:**	ffcalvetti@aol.com
I hereby request to appear and participate as a party in Case No.:			21518 of Ran Xu
Signature:	Frederick Calvetti Barbara Calvetti	**Date:**	October 30, 2026

Will you appear as a(n)		**Proponent**	X	**Opponent**	**Will you appear through legal counsel?**		**Yes**	X	**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:	November 18, 2026 at 9:30 AM

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. 21518
EXHIBIT NO. 21

ZC/BZA Shared Forms

Form 140

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Case Number

21518

Original Public Hearing Date:

11/18/2026 ZC/BZA Calendar

Will you appear as a(n):

☐ Proponent ☑ Opponent

Are you requesting Advance Party Status to be considered at a public meeting least 14 days prior to the scheduled public hearing date?
(Pursuant to Subtitle Y Section 404.4 / Subtitle Z Section 404.4)

☑ Yes ☐ No

If yes, I hereby request Advance Party Status consideration at the public meeting scheduled for:

11/18/2026 ZC/BZA Calendar

Next >

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Form 140

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Party Status Requestor Information:

Name: Frederick and Barbara Calvetti

Address: 4000 52nd Street NW, Washington DC 20016 (owners of 3921 Watson Place, NW, Washington DC 20016)

Phone No.(s): 2026865440

E-Mail: ffcalvetti@aol.com

Legal Counsel Information (If appearing through legal counsel):

Name:

Address:

Phone No.(s): XXX-XXX-XXXX

E-Mail: john.doe@dc.gov

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October 30, 2026

Government of the District of Columbia
Board of Zoning Adjustment
Application Number: 21518 of Ran Xu
Address: 3919 Watson Place, NW, Square 1806, Lot 25
ANC: 3B Special Exemption from Lot Occupancy Requirements
Addendum of Frederick Calvetti and Barbara Calvetti to Form 140

PARTY WITNESS INFORMATION

1. **List of witnesses who will testify on the party´s behalf:**
Frederick Calvetti and Barbara Calvetti

2. **A summary of the testimony of each witness:**
Testimony will include adverse affect to the use of our adjacent neighboring property at 3921 Watson Place, NW, Square 1806, Lot 24. The application of Ran Xu lists only Barbara Calvetti (and not joint owner Frederick Calvetti). Furthermore, only our current home address is given rather than the address of our home at 3921 Watson Place.

The application requests addition of a balcony with deck and an accessory building for a single- family residence with an incongruous extension of fence. Testimony will further include that the proposed constructions and modifications are not in harmony with the general purpose and intent of zoning regulations.

Barbara Calvetti is the daughter of the original owner at the time of the building of the subject townhouses involved in the request about 1968. It is believed that the row of townhouses constructed by Barry Linde were built upon a slab of concrete for their foundation, and for this reason, none of the townhouses have basements or cellars contrary to legends in the drawing exhibits, intent, and applicant´s statement. If applicant intends a cellar, which would be below ground level, it should be clearly described. Construction of supplemental stuctures would likely affect the

disposition of the foundation of our end unit. This could include stress cracks on walls common to our residence and that of Ran Xu, as well as the neighbor living at 3917 Watson Place. An independent study is needed before any modification is undertaken. The egress from townhouses, trash collection, and parking would not be in harmony with the request of Ran Xu.

The proposed changes would affect property values. The accessory structure in the exhibits is a modern contemporary style, uncharacteristic of the Georgian style of the entire row of townhouses. Further testimony would involve generation of at least privacy issues for our adjacent home. A new balcony and deck on the second level alley side of the Xu residence and proposed accessory structures would infringe privacy to the rear yard of our residence and provide view of bedrooms, work areas and living areas on the alley side of our home. Furthermore, the balcony is proposed to have a five foot deck spanning the width of the house which would likely necesssitate ground support from below the concrete foundation for the townhouses. This would likely alter stability of our foundation and common walls with the Xu property.

Our home has windows on three sides, unlike that of the Xu residence that only has windows on the street side and alley side. Professional work at our residence includes international business endeavors and embassy matters. All this is privacy sensitive, and the modifications would critically compromise our use of the property.

Fencing to the rear of our townhouse has on several occasions been damaged by the congested traffic in the alleyway especially from limited parking at the apartment complexes behind the townhouses which replaced single family homes. An accessory building would accerbate this traffic in the alley.

Testimony will also include commentary on the vague and elusive request made by Ran Xu. The designation of "Agent" for Joel Heisey needs clarification at least with current DC licensing.

The subject request appears unjustified, deficient, and adverse to neighbors of Ran Xu. The subject request appears to suggest a need of land by Ran Xu beyond which exists for her residence to the extent of a detached residence with surrounding land.

We oppose Ran Xu´s Application. Her justification and arguments are mostly conclusionary rather than factual. They are not authoritative and we only became aware of this matter through the Board of Zoning Adjustment. We recently received a one-page request to agree with minimal, incomplete description of her proposed endeavors.

We respectfully request grant to participate as a Party.

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 resume or qualifications of the proposed expert; and

Currently, and in view of expense, no expert witnesses are envisioned.

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

About thirty minutes. These matters are critical to the Calvetti family.

October 30, 2026

Government of the District of Columbia
Board of Zoning Adjustment
Application Number: 21518 of Ran Xu
Address: 3919 Watson Place, NW, Square 1806, Lot 25
ANC: 3B Special Exemption from Lot Occupancy Requirements
Addendum of Frederick Calvetti and Barbara Calvetti to Form 140

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?**

For at least the reasons expressed above, the owners of adjacent property at 3921 Watson Place will be significantly and adversely affected by action of the Board. A decision by the Board is of critical concern to the owners.

2. **What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)**

Frederick Calvetti and Barbara Calvetti have been owners for about four decades, and Barbara´s family has been owner since the property was built.

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.)**

The house of Ran Xu (3919 Watson Place NW) and our home (3921 Watson Place NW) are immediately adjacent to each other.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person´s property if this action requested of the Commission/Board is approved or denied?

As explained above, the proposed constructions impact light and privacy for adjacent homes. The ambiguous accessory building appears intended for business use more than that of a single-family dwelling. In either case, noise level will be affected. Moreover, it will impede access and collection of trash in the alley that runs behind all the townhouses. Trash cans are blocked and there is no set back envisioned for the accessory building.

Economic impact would include changes in townhouse value due to differences and change in disposition and aesthetics in the rear of the townhouses. If the Xu request is granted, then adjacent owners of townhouses would similarily seek variance to build. A perspective view of such additions would be complicated, confusing, and unsettling to other owners of the townhouses in the row. Again, a survey by independent professionals is clearly needed. Over the years, apartment buildings behind the row of townhouses have replaced single-family homes. Why would those owners not seek requests for a variance for extending buildings or fabricating accessory buildings. Already traffic in the alley has significantly increased because of the apartments in combination with that of the townhouses.

On information and belief, Ran Xu has had multiple complaints from neighbors, followed formally by the DC Government, regarding use of her front yard. Ran Xu has in our view has consistently brushed off concerns by neighbors and ignored DC Government efforts because conditions persist. Visual observation of the townhouse row from the street shows an eye-sore front yard among groomed front yard properties, and this affects evaluation of properties. If Ran Xu resists reasonable requests for conformity of a front yard by neighbors and the DC Government, then the same attitude would prevail for the backyard.

Ran Xu has had no contact about her request to the Calvettis except for a single letter asking for approval to replace her existing fence in the backyard and add a supplemental structure. Descriptions were absent. No mention was made of the balcony and deck which are included in her request before the Board.

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 response to Question 4 of the Party Witness Information is incorporated herein.

Testimony will include adverse affect to the use of our adjacent neighboring property at 3921 Watson Place, NW, Square 1806, Lot 24. The application of Ran Xu lists only Barbara Calvetti (and not joint owner Frederick Calvetti). Furthermore, only our current home address is given rather than the address of our home at 3921 Watson Place.

The application requests addition of a balcony with deck and an accessory building for a single- family residence with an incongruous extension of fence. Testimony will further include that the proposed constructions and modifications are not in harmony with the general purpose and intent of zoning regulations.

Barbara Calvetti is the daughter of the original owner at the time of the building of the subject townhouses involved in the request about 1968. It is believed that the row of townhouses constructed by Barry Linde were built upon a slab of concrete for their foundation, and for this reason, none of the townhouses have basements or cellars contrary to legends in the drawing exhibits, intent, and applicant´s statement. If applicant intends a cellar, which would be below ground level, it should be clearly described. Construction of supplemental stuctures would likely affect the disposition of the foundation of our end unit. This could include stress cracks on walls common to our residence and that of Ran Xu, as well as the neighbor living at 3917 Watson Place. An independent study is needed before any modification is undertaken. The egress from townhouses, trash collection, and parking would not be in harmony with the request of Ran Xu.

The proposed changes would affect property values. The accessory structure in the exhibits is a modern contemporary style, uncharacteristic of the Georgian style of the entire row of townhouses. Further testimony would involve generation of at least

privacy issues for our adjacent home. A new balcony and deck on the second level alley side of the Xu residence and proposed accessory structures would infringe privacy to the rear yard of our residence and provide view of bedrooms, work areas and living areas on the alley side of our home. Furthermore, the balcony is proposed to have a five foot deck spanning the width of the house which would likely necesssitate ground support from below the concrete foundation for the townhouses. This would likely alter stability of our foundation and common walls with the Xu property.

Our home has windows on three sides, unlike that of the Xu residence that only has windows on the street side and alley side. Professional work at our residence includes international business endeavors and embassy matters. All this is privacy sensitive, and the modifications would critically compromise our use of the property.

Fencing to the rear of our townhouse has on several occasions been damaged by the congested traffic in the alleyway, especially from limited parking at the apartment complexes behind the townhouses which replaced single family homes. An accessory building would accerbate this traffic in the alley.

Testimony will also include commentary on the vague and elusive request made by Ran Xu. The designation of “Agent” for Joel Heisey needs clarification at least with current DC licensing.

The subject request appears unjustified, deficient, and adverse to neighbors of Ran Xu. The subject request appears to suggest a need of land by Ran Xu beyond which exists for her residence to the extent of a detached residence with surrounding land.

We oppose Ran Xu´s Application. Her justification and arguments are mostly conclusionary rather than factual. They are not authoritative and we only became aware of this matter through the Board of Zoning Adjustment. We recently received

a one-page request to agree with minimal, incomplete description of her proposed endeavors.

We will be affected or aggrieved if the Board approves the Ran Xu request.

6. Explain how the person´s interest will be more significantly, distinctively, or uniquely affected in character at least by the proposed zoning action than that of other persons in the general public.

Our townhouse is adjacent to that of Ran Xu and we share a common brick wall with her. Our property has windows on three sides, along the street and two sides of the alley. These are three-storey structures with no basements. Privacy for international uses would be significantly, distincely, or uniquely affected in character or kind. If Ran Xu´s project is completed, then she can readily see, listen, observe and monitor our backyard and office, bedroom and living areas. All this affects life and professional activities of our property. Congestion will increase. Property values will be adversely affected. Again, a study is required to fully assess project impact upon the foundation of our property. Additional information should be forthcoming about the request. Guarantees should be forthcoming in that regard. The insurer, mortgagor and any financially interested party should be identified. If needed, a request for an extension of time is requested. Owner has undergone recent signicant surgery at Sibley Hospital that was unexpected.

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Applicant

If the Applicant is represented by an attorney or other representative, you must serve that person; otherwise, serve the Applicant

Name of Person being served:

Service by E-mail:

Add

Name	Email
Ran Xu	rani.xu@gmail.com
Joel Heisey	dchomes@hotmail.com

Affected ANC

(The ANC in which the Property is located; this is the full ANC and not the SMD, Chairman, or any other individual ANC member. If applicable, another "Affected ANC" – one that is directly across the street from the project)

ANC No.:

Service by E-mail:

Add

Name	Email
3B	3B@anc.gov

Other Party

(Person/Organization that has been granted Advance Party Status)

Name of Person being served:

Service by E-mail/Mailing Address:

Add

No Records Found

Calendar
Zoning Handbook
Video-on-Demand
Live Hearings/Meetings
Ask Director
Ask DCOZ
Ask Webmaster
Sign Up to Testify

provided.

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Any application that is not completed in accordance with the instructions will **not** be accepted.

The name entered below must be the individual who is requesting to participate as a party. In the event an authorized agent files this application on behalf of an individual, a letter signed by the person authorizing the agent to act on his behalf shall accompany this application. If the request is being made by an association, corporation, partnership, government agency, or other similar entity, the request shall include proof that the entity authorized the person(s) filing the request to do so. The proof may consist of a resolution of the person's board of directors; a copy of the by-law provision authorizing the officer, employee, or agent to represent the person in such proceedings; a letter signed by all the members of the organization; or similar proof satisfactory to the Commission/Board.

After submitting this request, you must download the form and accompanying documents from the case file and serve it on all parties.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this appeal is in violation of D.C. Law and subject to a fine of not more than $1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Frederick and Barbara Calvetti

Submit

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the Government of the District of Columbia to the Office of the Inspector General District of Columbia to the Office of the Inspector General
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