1026 3rd Street, NE
Washington, DC 20002
November 14, 2005
REVISED STATEMENT

Carol J. Mitten, Director
Zoning Commission for
The District of Columbia
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Requesting Party Status for Case No. 01-28TE (PUD Modification and Time Extension –200 K Street, NE)

RECEIVED
D.C. OFFICE OF ZONING
2005 NOV 17 PM 4: 21

Dear Ms. Mitten:

I am requesting Party Status for Case No. 01-28TE (PUD Modification and Time Extension – 200 K Street, NE). I OPPOSED this development and request the below information to participate as a Party to this Case:

1. **The Person's name, address, and daytime telephone number.**
   Margaret Smallwood
   1026 3rd Street, NE, Washington, DC 20002

2. **A Request to appear and participate as a party.**
   As of this date, November 6, 2005, I request that your office accept and allow me to appear as a Party to Case No. 01-28TE which has suffocated and held me hostage with the degrading conditions of these properties.

3. **Whether the person will appear as a proponent or opponent of the application;**
   I, Margaret Smallwood, will appear as an **opponent** to this application. I am opposed to these extremely lengthy delays, as well as the height of these buildings, which would tower over my two-story home. This development would cause me to lose access to my rear alley, which is needed, for emergency vehicles. I would lose direct sunlight from the rear of my property to assist with keeping my home warm. The development would damage my property once the development begins as well noise, dirt and dust.

4. **Whether t he person will appear through legal counsel, and if so, the name and address of legal counsel;**
   No, I will not be appearing before this Board with Legal Counsel.

ZONING COMMISSION
CASE No. 01-28
EXHIBIT No. 99
ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.99

5. A **list of witnesses who will testify on the person's behalf**
No, I will not have any witnesses

6. **A Summary of the testimony of each witness;**
There will be no Summary of witness; other than myself

7. **An indication of which witnesses will be offered as expert witnesses. The areas of the expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts**;
I will not have any witnesses.

8. **The total amount of time being requested to present their case;**
I am requesting the total time limits that you have for Parties in opposition, which is 60 minutes.

9. **A written statement setting forth why the person should be granted party status, including reference to the following:**
See Enclosures

REVISED STATEMENT as of 11/14/05
Margaret Smallwood
1026 3rd Street, NE
Washington, DC 20002

Enclosures for Party Status for Case No. 01-28TE (PUD Modification and Time Extension – 200 K Street, NE)

A written statement setting forth why the person should be granted party status, including reference to the following:

I, Margaret Smallwood, am the legal owner of property (1026 3rd Street, NE) which sets next door to the proposed development of 200 "K" Street, NE (Z.C. Case No. 01-28TE) proposed development. I have owned this property for over 20 years.

The impact that this property has brought to this community is neglect, hurt, harm and danger. Yes, we all agreed that something is needed for this site and that development is long over due, but to what cost.

Should my property be over shadow by this development. Should I lose direct sun light because of this enormous proposed development towering over my 2-story home. Should I lose excess to the rear alley since the alleys are public property and should remain open for emergency vehicles and me. The Development will damage my property from all of the digging and extraction of dirt. I can speak to this concern because when the Developer, Ronald Cohen adjacent property (1028 3rd Street) was tore down my party wall was damaged and I had to file a claim against Mr. Cohen's company in Small Claim Court to resolve the matter. Yes, he states that he didn't remove the dilapidated house, but the government had to step in because it was deteriorating so much that the house was about to collapse.

I am asking that you not allow the Developer, Mr. Cohen to build up to my home. I ask that from 1016 – 1024 (which are all owned by the Cohen Group) up to my home 1026 3rd Street, that those units remain 2-story town homes like they are currently. This would allow for greater protection of my home 1026 3rd Street, of not being damaged and destroyed.

The Cohn Development has been allowed to run havoc on my community and there is countless articles regarding how he has allowed this site to exist with debris, mounds of trash and unsecured buildings. (See Enclosures)

For the above reasons I request that the Board grant me party status and that the Board not grant the Developer another 2-year extension nor allow him to build this enormous development direct next door to my 2-story home.

Respectfully submitted,

Margaret Smallwood
1026 3rd Street, NE
Opponent

pledged two years ago that his ad-

Update on last year's eyesores, Page 12

See CLEANUP, Page 13

270 and
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1020, 1022 and 1028 Third St. NE: Three abandoned properties in the Eckington neighborhood mar an otherwise tidy block. DCRA says 1020 and 1022 may not be attractive vacant properties but are secure, as required by city codes. Last October, DCRA referred 1028 to the Board of Condemnation for possible demolition.

PHOTOS BY TOM ALLEN—THE WASHINGTON POST