Form 140
(Revised 03/15/02)

Case No. Z.C. 02-50

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
The Massachusetts Avenue Heights Citizens Association ("MAHCA") c/o Paul Cunningham		

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2707 36th Street, N.W.		Washington	DC	20007

Phone No.	Fax No.	E-Mail
202-338-4814		PaulCharkinsCunningham.com

I, hereby request to appear and participate as a party. Signature Date 06/16/03

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: Last	First	Middle I.
N/A		

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
N/A				

Phone No.	Fax No.	E-Mail
N/A		

Please answer all of the following questions referencing why the above person should be granted party status. (If you require additional space, please attach an additional sheet.)

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 Board?

– SEE ATTACHED SHEET –

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

– SEE ATTACHED SHEET –

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)

– SEE ATTACHED SHEET –

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 Board is approved or denied?

– SEE ATTACHED SHEET –

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.

– SEE ATTACHED SHEET –

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 person's in the general public.

– SEE ATTACHED SHEET –

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District of Columbia
Case 02-50
Exhibit 27

ZONING COMMISSION
District of Columbia
CASE NO.02-50
EXHIBIT NO.27

INSTRUCTIONS

Any request for party status for action provided in the District of Columbia Zoning Regulations (11 DCMR Zoning) that is not completed in accordance with the following instructions shall not be accepted.

1. Form 140 must be completely filled out and be typewritten or printed. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.

2. Present this form to the Office of Zoning at 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

APPEARANCE AND REPRESENTATION

In a proceeding before the Zoning Commission or Board of Zoning Adjustment, any person or party may appear on his or her own behalf. Any person or party may be represented by any other person duly authorized in writing to do so. The authorization shall state specifically that the authorization includes the power of the agent or representation to bind the person in the case.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, not less than fourteen (14) days prior to the date set for the hearing, the following information.

(a) The person's name and address;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application or appeal;

(d) Whether the person will appear through legal counsel and, if so, the name and address of such legal counsel;

(e) A list of witnesses who will testify on the persons behalf; and

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

(1) The property owned or occupied by such person, or in which such person has an interest, that will be affected by the action requested of the Board;

(2) The legal interest such person has in such property, such as owner, tenant, trustee or mortgagee;

(3) The distance between such person's property and the property that is the subject of the application or appeal before the Board;

(4) The environmental, economic or social impacts that are likely to affect such person and/or such person's property if the action requested of the Board is approved or denied; and

(5) Any other relevant matters that demonstrate how such person likely will be affected or aggrieved if the action requested of the Board is approved or denied.

(6) **In considering any request for party status pursuant to Subsection 3106.2, the Board shall grant party status only if the person has clearly demonstrated that his or her interests will be more significantly, distinctively or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.**

STATEMENT IN SUPPORT OF THE MASSACHUSETTS AVENUE HEIGHTS CITIZENS ASSOCIATION (MAHCA) REQUEST FOR PARTY STATUS IN SUPPORT OF THE PUD AND ZONING MAP AMENDMENT APPLICATION IN Z.C. CASE NO. 02-50

Paul Cunningham will testify on behalf of MAHCA at the June 30, 2003 public meeting.

1) MAHCA consists of approximately 150 households located in the neighborhood that is generally bound by Wisconsin Avenue, Massachusetts Avenue, Calvert Street and Observatory Circle in Northwest, D.C. MAHCA will be affected by the development of the proposed PUD project on the St. Luke's Church property because the development of this site will impact the quality of life and the use of property of all MAHCA members.

2) Members of MAHCA are owners of various properties in close proximity to the St. Luke's Church property.

3) Some members of MAHCA along Davis and 36th Streets, N.W. abut the St. Luke's Church property and the portion of the St. Luke's Church property that will be developed.

4) MAHCA has worked with the developers of this project with the goal of assuring that there are no negative impacts related to traffic generation, availability of parking, number of residents, and massing/height of the proposed residential building. Addressing these issues in a proper and appropriate manner is essential to assuring that the goals of our organization, as well as the planning and development goals of the District of Columbia, are achieved.

5) MAHCA has participated in other zoning cases that impacted and affected our neighborhood. As an active and respected neighborhood organization, we request party status in order to help further guide the proper and appropriate development of this project, on one of the last sites that will be able to be developed with a project of this size.

6) MAHCA's interests are more significantly impacted than other persons in the general public as a result of our generally small geographic area in close proximity to the Church property, and our participation with the developers of this project since the early stages of the project. As noted above, some members of MAHCA own properties that abut the project, and discussions between our organization and the developer have been designed to help mitigate any adverse impacts on our neighborhood and community that could arise as a result of this project. We believe that as the community organization that is closest to the project area, we are uniquely impacted by the proposed development.