Stanton Park Neighborhood Association
P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

January 11, 2005

Ms. Carol Mitten, Chair
Zoning Commission for the District of Columbia
441 Fourth St., NW, Suite 220 S
Washington, DC 20001

Re: Case No. 04-22
(Abdo Development, LLC – 220 H Street, NE)

Dear Ms. Mitten,

The Stanton Park Neighborhood Association (SPNA) represents the residents in the area bounded by 2nd Street, 10th Street, East Capitol and H Street in the Northeast sector of the District of Columbia. SPNA is immediately south, across H Street, from the subject development and will be directly affected by this project. SPNA's area includes households within the area of notification. SPNA requests party status, and in response to the Zoning Commission's Notice of Public Hearing submits the following:

a) SPNA's witnesses: Monte Edwards, 330 E Street, NE, Washington DC 20002
Drury Tallant, 732 3rd Street, NE, Washington DC 20002
b) Letter from Dee Atwell, SPNA Chair requesting party status and designating the above representatives.

SPNA has completed and submitted via fax Form 140 which describes why party status should be granted to SPNA. SPNA's testimony will consist of:

Drury Tallant's testimony (approx. 5 minutes)
1. Commend Abdo for efforts in historic preservation provided the chapel façade is restored.
2. Question the height of building at 3rd & I Street, NE.
3. Discussion of amenities/potential support for H Street Main Street.

Monte Edwards' testimony (approx. 5 minutes)
1. Use of restored Chapel façade as a formal entrance from H Street.
2. Public use of chapel space either for commercial purposes, meeting area, or potential lobby.

Sincerely,

Monte Edwards
Co-Chair SPNA Land Use Committee

Drury Tallant
Co-Chair SPNA Land Use Committee

ZONING COMMISSION
District of Columbia
CASE NO. 04-22
EXHIBIT NO. 23

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.23

Form 140
(Revised 03/15/02)

Case No. 04-22

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	Stanton Park Neighborhood Association						
Address:*	732 Third St., NE (c/o Drury Tallant)	City:*	Washingtor	State:*	DC	Zip:*	20002
Phone:*	(202) 543-8773	Fax:		Email:	DTallant@aol.com		
I, hereby request to appear and participate as a party.		Signature: Drury Tallant		Date:*	Jan. 11, 2005		
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:		City:		State:		Zip:	
Phone:		Fax:		Email:			

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?*

SPNA's area and members will be affected by the action requested by altering the pedestrian and vehicular traffic patterns as well as altering the visual environment. Mr. Tallant's residence at 732 Third St., NE is within 200 feet of the proposed project.

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

Mr. Tallant is the owner of 732 Third St., NE. Other homeowner members of SPNA and households with in SPNA's area are less than 200 feet from the proposed project. The area affected by this project will extend beyond 200 feet and includes much of SPNA's area.

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.)*

SPNA's boundaries are approximately 90 feet (the width of H Street) from the proposed project. Mr. Tallant's property and others within SPNA's area are approximately 150 feet from the proposed project. SPNA's membership area is further described in SPNA's letter.

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?*

The proposed project will alter pedestrian and vehicular traffic patterns, economic and social dynamics of the neighborhood, and change the visual environment.

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.*

SPNA does not claim to be agrieved, but does have certain reservations including: the hieght of the building at 3rd & I St., NE; the restoration of the chapel facade; and the use of the restored chapel.

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.*

SPNA's members will be more directly affected than the general public due the proximity of this project. SPNA members (including Mr. Tallant) will be able to see the proposed project both from within their residence and from their front and rear yards.

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