

West End Citizens Association
Washington, D.C.

Boundaries: 15th Street on the East - Potomac Park on the South
 Rock Creek and the Potomac on the West - N Street on the North

RECEIVED
 OFFICE OF ZONING
 2014 MAY 19 PM 12:15

May 19, 2014

Ms. Sara Benjamin Bardin
 Director, Office of Zoning
 441-4th Street, N.W. - Suite 210
 Washington, DC 20001

Re: Request for Party Status – Zoning Commission Case Nos. 06-11L and 06-11M/06-12M, Applications for Campus Plan/Further Processing and Omnibus PUD Amendment for Hillel at the GWU, Square 42, 2300 H Street, NW

Dear Ms. Bardin:

On May 12, 2014, the Zoning Commission (ZC) deferred action on Case No. 06-11M/06-12M which was on the Consent Calendar and directed consolidation of three zoning cases: (a) Board of Zoning Adjustment (BZA) Case No. 18764, Application of Hillel at the George Washington University (GWU), Square 42, 2300 H Street, NW; (b) Zoning Commission Case No. 06-11L, GWU Campus Plan Further Processing for University Use of Leased Space (for 20 years); and (c) Zoning Commission Case No. 06-11M/06-12M, GWU Omnibus Planned Unit Development (PUD) Amendment. The 2300 H Street property, located in a 100% residential R-5-D zone, is wholly owned by Hillel, i.e., without any ownership interest by the GWU.

On April 14, 2014, the West End Citizens Association (WECA) requested "Party" status for BZA No. 18764 (see Attachment B). Previously, the WECA was granted "Party" status for the combined GWU Campus Plan and GWU Omnibus PUD case (ZC No. 06-11/06-12). The WECA is herein requesting "Party" status for the three consolidated zoning cases under ZC No. 06-11L.

As requested by the Office of Zoning (OZ), please find attached a completed Form 140, "Party Status Request," for this Square 0042 case (see Attachment A). OZ's Form requires all of the substantive information to be provided in an accompanying document. This letter includes the requested information.

Witness Information

1. A list of witnesses who will testify on the person's behalf: WECA Secretary-Treasurer Barbara Kahlow and WECA President Sara Maddux.
2. A summary of the testimony of each witness: In sum, the WECA will discuss various subjects, such as: (a) objections to some of the requested variance and special exception relief from 100% residential R-5-D zoning, with emphasis on lot occupancy (100% vs. 75%) and rear yard (none vs. the required 15 feet) which will adversely affect the abutting historically landmarked St. Mary's Episcopal Church; and (b) various adverse effects on the Foggy Bottom-West End residential community, e.g., parking (with none vs. the required 11 spaces), no loading (the current smaller Hillel property has off-street loading), etc.

Post Office Box 58098 • Washington, D C 20037-8098

ZONING COMMISSION
 District of Columbia
 CASE NO. 06-11L
 DISTRICT OF COLUMBIA
 EXHIBIT NO. 06-11L
 EXHIBIT NO. 7

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:
none.
4. The total amount of time being requested to present the case: 20 minutes.

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?: The WECA includes 50 paid Members who are joined at meetings by other interested residents of the Foggy Bottom-West End community. The WECA Members live in a wide variety of residential buildings throughout Foggy Bottom-West End. The WECA's boundaries are from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.
2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee): The WECA has many owners and long-term residential tenants with a legal interest in the subject property
3. What is the distance between the person's property and the property that is the subject of the application before the Commission? (Preferably no farther than 200 ft.): The subject property lies within the WECA's boundaries.
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 is approved or denied?: The Application would negatively affect the beloved historically landmarked St. Mary's Episcopal Church (e.g., blocked air and light and possible injury to its foundation and structure) and the quality of life of many WECA Members. For example, there could be adverse effects on pedestrian safety (e.g., from the loading activities across the heavily travelled sidewalk) and already limited on-street residential parking.
5. Describe other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied.: If the Application is approved, it would negatively affect the quality of life of many WECA Members. See the answers to #4 and #6 for examples of adverse impacts on the permanent residential community, including both owners and long-term residential tenants, many of whom are elderly.
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.: WECA Members' could have: decreased pedestrian safety especially for the permanent residential community (including many elderly) due to the absence of a loading

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dock; and more competition for the limited number of on-street residential parking spaces due to no vs. the minimum number of required parking spaces, etc. The bottom line is that WECA Members' interests will be more significantly, distinctively, or uniquely affected than the general public.

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,

Sara Maddux

Sara Maddux
President

Attachments

BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
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.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name: **West End Citizens Association**
Address: **PO Box 58098, Wash., DC 20037 (but mail c/o Barbara Kahlow, 800 26th Street, NW #704, Wash., DC 20037)**
Phone No(s): **Barbara Kahlow 202-965-1083** E-Mail: **barbara.kahlow@verizon.net**

I hereby request to appear and participate as a party in Case No.: **ZC Nos. 06-11L & 06-11M/06-12M**

Signature: *Barbara Kahlow* Date: _____
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: **However, the WECA reserves the right to have legal counsel at a later date.**
Address: _____
Phone No(s): _____ E-Mail: _____

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 (Zoning Commission only);
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 (Zoning Commission only); and
4. The total amount of time being requested to present your case (Zoning Commission only).

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.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

West End Citizens Association
Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
Rock Creek and the Potomac on the West • N Street on the North
April 14, 2014

Ms. Sara Benjamin Bardin
Director, Office of Zoning
441-4th Street, N.W. - Suite 210
Washington, DC 20001

Re: Request for Party Status – Board of Zoning Adjustment Case No. 18764
(Application of Hillel at the George Washington University), Square 42, 2300 H
Street NW

Dear Ms. Bardin:

This letter requests "Party" status for the West End Citizens Association (WECA) for Board of Zoning Adjustment Case No. 18764 (Application of Hillel at the George Washington University (GWU)), Square 42, 2300 H Street, N.W.

As requested by the Office of Zoning (OZ), please find enclosed a completed Form 140, "Party Status Request," for this Square 0042 case. OZ's Form requires all of the substantive information to be provided in an accompanying document. This letter includes the requested information.

Witness Information

1. A list of witnesses who will testify on the person's behalf: WECA President Sara Maddux. If continued beyond June 3, 2014, WECA Secretary-Treasurer Barbara Kahlow may also participate.
2. A summary of the testimony of each witness: In sum, the WECA will discuss various subjects, such as: (a) objections to some of the requested variance and special exception relief, with emphasis on lot occupancy (100% vs. 75%) and rear yard (none vs. the required 15 feet) which will adversely affect the abutting and historic St. Mary's Episcopal Church; and (b) various adverse effects on the Foggy Bottom-West End residential community, e.g., parking (with none vs. the required 11 spaces), loading, traffic, etc.
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: none.
4. The total amount of time being requested to present the case: 10 minutes.

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?: The WECA includes 50 paid Members who are joined at meetings by other interested residents of the Foggy Bottom-West End community. The WECA's boundaries are from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.

2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee): The WECA has many owners and long-term residential tenants with a legal interest in the subject property.
3. What is the distance between the person's property and the property that is the subject of the application before the Commission? (Preferably no farther than 200 ft.): The subject property lies within the WECA's boundaries.
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 is approved or denied?: The Application would negatively affect the beloved historic St. Mary's Episcopal Church and the quality of life of many WECA Members. For example, there could be adverse effects on pedestrian safety and residential parking.
5. Describe other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied.: If the Application is approved, it would negatively affect the quality of life of many WECA Members. See the answers to #4 and #6 for examples of adverse impacts on the permanent residential community, including both owners and long-term residential tenants, many of whom are elderly.
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.: WECA Members' could have: decreased pedestrian safety especially for the permanent residential community (including many elderly) due to the absence of a loading dock; increased traffic congestion; and more competition for the limited number of on-street residential parking spaces due to no vs. the minimum number of required parking spaces, etc. The bottom line is that WECA Members' interests will be more significantly, distinctively, or uniquely affected than the general public.

If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,

Sara Maddux

Sara Maddux
President

(SMA)

Enclosure

BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

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(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.8 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	West End Citizens Association		
Address:	PO Box 58098, Wash., DC 20037 (but mail c/o Barbara Kahlow, 800 25th Street, NW #704, Wash, DC 20037)		
Phone No(s):	Barbara Kahlow 202-965-1083	E Mail:	barbara.kahlow@verizon.net
I hereby request to appear and participate as a party in Case No.:		BZA No. 18764	
Signature:	<i>Barbara Kahlow</i>	Date:	4/14/14
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:			
Phone No(s):		E Mail:	

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 (Zoning Commission only);
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 (Zoning Commission only); and
4. The total amount of time being requested to present your case (Zoning Commission only).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

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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.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.