BEFORE THE ZONING COMMISSION OR BOARD OF ZONING ADULSTMENT OF THE DISTRICT OF COLUMBIA FORM 140 - PARTY STATUS REQUEST Before completing this form, please go to www.doc.dc.gov > KIS > Partipating 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: YOULARE 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 DAXITY 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: Norm: West End Citizens Association Advector Sace'y-Treassurer Barbera Kahlow, 800 25th St NW, Wash., DC 20037 Phone Nota: 202-965-1083 Saturer Barbera Kahlow, 800 25th St NW, Wash., DC 20037 Phone Nota: Saturer Barbera Kahlow, 800 25th St NW, Wash., DC 20037 Phone Nota: Saturer Barbera Kahlow, 800 25th St NW, Wash., DC 20037 Phone Nota: Saturer Barbera Kahlow, 800 25th St NW, Wash., DC 20037 Phone Nota: Sature Sature Sature Sature Sature Sature Sature Sature Sature Sat		
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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.	Co	ommission/Board is approved or denied.
 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. 	6. Ex 20	plain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed ning action than that of other persons in the general public.

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ZONING COMMISSION District of Columbia CASE NO.06-11P EXHIBIT NO.12

West End Citizens Association Washington, D.C. Boundaries: 15th Street on the East - Potomac Park on the South Rock Creek and the Potomec on the West - N Street on the North May 31, 2018 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 No. 06-11P, Modification of Significance of ZC Order No. 06-11L & Additional Special Exception Relief, Square 42, Lots 820 & 840, 2300 H Street, NW

Dear Ms. Bardin:

The West End Citizens Association (WECA) is herein requesting "Party" status in Support for ZC No. 06-11P, Modification of Significance of ZC Order No. 06-11L and additional Special Exception relief for Square 42, Lots 820 & 840, 2300 H Street NW. On May 23, 2018, the WECA Board voted unanimously to support this Modification of Significance. Previously, the WECA was granted "Party" status in Opposition for ZC No. 06-11L. In addition previously, the WECA, with St. Mary's Episcopal Church which was also a Party in Opposition, filed a joint Appeal (No. 16AA-491) in the DC Court of Appeals of ZC Order No. 06-11L.

The WECA is pleased to now support the requested Modification of Significance which no longer needs two crucial Variances: lot occupancy and rear yard relief. The revised plan is for an approximately 20% smaller building. In addition, the Modification of Significance now includes a fully protective co-signed Construction Management Agreement.

As requested by the Office of Zoning (OZ), please find attached a completed Form 140, "Party Status Request," for this Square 0042 case to be heard on July 16, 2018 (see the Attachment). 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/or WECA President Sara Maddux.
- A summary of the testimony of each witness: In sum, the WECA will discuss various subjects, such as: (a) support for the removal of three previously-requested variances – lot occupancy, rear yard, and FAR; and (b) support for the co-signed protective Construction Management Agreement between Hillel and St. Mary's Episcopal Church instead of the onesided short and not-fully-protective Construction Management Plan in ZC 06-11L.
- 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.

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4. The total amount of time being requested to present the case: 10 minutes.

Party Status Criteria

- 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 affect the beloved historically landmarked St. Mary's Episcopal Church buildings and the quality of life of many WECA Members.
- 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 better protect the foundation and structure of the landmarked buildings of St. Mary's Episcopal Church as well as air and light to all three Church buildings (especially the Rectory). If denied, the adverse effects on the Church and nearby residential community argued previously by the WECA would result.
- 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.: If the Modification of Significance is denied, since many WECA Members attend St. Mary's Episcopal Church, their interests would be more significantly, distinctively, or uniquely affected than the general public.

May.31.2014 05:13 PM Barbara Kahlow

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

Sincerely,

Sara Maddux

President

Attachment

4

CERTIFICATE OF SERVICE

I hereby certify that on May 31, 2018, a copy of this Party Request letter was served on the following:

Hillel at George Washington University

John Patrick Brown, Jr., Esq. Greenstein DeLorme & Luchs PC 1620 L Street NW #900 Washington, DC 20036-5605 (electronically to <u>ipb@gdllaw.com</u>) ANC2A 2020 Pennsylvania Avenue NW #293 Washington, DC 20006 (electronically to <u>2A@anc.dc.goy</u>)

St. Mary's Episcopal Church

c/o Windon Ringer, former Senior Warden 728-23rd Street NW Washington, DC 20037 (electronically to windon.ringer@rutcgroup.com)

Commissioner Philip Schefer, SMD 2A05 725-24th Street NW #709 Washington, DC 20037 (electronically to <u>2A05@anc.dc.gov</u>)

The George Washington University

c/o David Avitabile, Esq. Goulston & Storrs 1999 K Street NW #500 Washington, DC 20006 (electronically to <u>davitabile@goulstonstorrs.com</u>)

Foggy Bottom Association

c/o President Marina Streznewski 904 New Hampshire Avenue NW Washington, DC 20037 (electronically to <u>Mstreznewski@gmail.com</u>) Ms. Jennifer Steingasser Mr. Joel Lawson DC Office of Planning 1100-4th Street SW #E650 Washington, DC 20024 (electronically to Jennifer.steingasser@dc.goy; Joel.lawson@dc.goy)

Aaron Zimmerman DC Department of Transportation 55 M Street SE #400 Washington, DC 20003 (electronically to <u>aaron.zimmerman@dc.gov</u>)