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FORM 140 - PARTY STATUS REQUEST  
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Before completing this form, please review the instructions on the reverse side.

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.)

NAME: Last **Wender** First **Alice** Middle I. **B**

ADDRESS: Street **458 M Street SW** Apt. # (if any) City **Washington** State **DC** Zip Code **20024**

Phone No. **202-554-6578** Fax No. E-Mail **abw.abw@verizon.net**

I hereby request to appear and participate as a party.

Signature *Alice B. Wender*

Date **7/1/2011**

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 **"See Attached"** First Middle I.

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

Phone No. Fax No. E-Mail

WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the person'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:

On a separate piece of paper, 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 appeal or application before the Commission/Board? (Preferably no farther than 200ft.)
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.

ZONING COMMISSION

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.

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**Attachment to Form 140 – Case No. 11-03**

**Alice B. Wender**

**458 M Street SW**

**Washington DC 20024**

- **Response to Request for Name and Address of Legal Counsel**

I, along with several other Tiber Island Community residents, will be hiring an attorney and experts on light, vista, architectural integrity, space and design.

- **Responses to Questions 1-6 Regarding Party Status Criteria**

1. As the owner of a townhouse in the Tiber Island Condominium (TIC) with property on 6<sup>th</sup> street SW, I will be directly affected by this proposal. My biggest concern is how the proposed buildings, in particular where the current St. Augustine Church is located, and elimination of one lane of 6<sup>th</sup> street will significantly impact the architectural integrity and quality of life in our community. I bought my townhouse in 1980 precisely because of its award winning Mid-Century design with open space, glass doors and balconies in every room letting in light and sunshine. This was the only community in DC with this minimalist and open space design at the time, and it continues to be so today. The proposed development will clearly compromise the architectural design by significantly reducing the amount of open space and light, by eliminating a lane on 6<sup>th</sup> street and bringing a significantly taller building (than the existing church currently on the property) in close proximity to all the townhouses on 6<sup>th</sup> Street. The increased traffic and noise, reduction of available parking (due the increase in the number of residents and likely visitors) and potential safety concerns also will significantly impact me directly.
2. I am an owner of the property (458 M Street SW) directly impacted by the property.
3. My understanding is the proposed development without moving the street is approximately 65 square feet from my townhouse, and approximately 40 square feet if the changes are made to 6<sup>th</sup> Street.
4. Aside from the loss of sunlight and space as discussed above, I will also completely lose my water view which I currently have from both my second and third story. The current residential/church building will be over 3 ½ stories high. Loss of this view will result in significant economic injury due to the loss in my property value. When TIC was developed, all the townhouses on 6<sup>th</sup> Street sold for a significantly higher price because of their water view. In fact, the original brochure for TIC markets these townhouses as having a water view and as such selling for a higher price than all the other units. At the time I purchased my home in 1980, I paid approximately \$40,000 more than a similar three story unit on N Street SW that was also on the market. I did this just to enjoy the

water view. With the addition of 106 units and planned commercial entities, there will a lot more noise and pollution from traffic due to an increasing number of cars having to use a more narrow 6<sup>th</sup> Street. Noise can be occasionally loud already preventing me from keeping my windows open on certain occasions. This will be ten times worse. Also, there is currently limited parking in the neighborhood which will be even more problematic with the increase in people. There isn't even enough parking space planned for all new residents (less than per unit). Currently, it can take a very long time for residents and visitors to find parking. This will be exacerbated with the increase in residents and visitors. Currently, service trucks or property owners have to double park occasionally to drop something off or get a delivery. If 6th Street is made into one lane, it will be almost impossible to do this. I believe in enhancing our community. However, as a resident of the SW community for over 30 years, I expect that consideration also be given to the impact the proposed changes will have on existing residents.

5. All the comments above as to comprising the architectural integrity of historic mid-century design, loss of space, sunlight, and vista, noise and limited parking will affect me if this proposal goes through.
6. As mentioned above in response to question 4, as an owner of property directly across from the proposed building on the current location of St. Augustine's Church, I will be uniquely affected in terms of the impact on my property value. Sixth Street TIC owners, including myself, purchased our homes at a higher price because of our water views (even our condominium recognized this by charging us a higher monthly condo fee because of our location). Without a water view, the value of my property will definitely decrease.