



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



FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD

THIS FORM IS FOR NON-PARTIES ONLY. IF YOU ARE A PARTY, PLEASE FILE A FORM 150 – MOTION.

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.

CASE NO.: No.,15-27

I, Ilaf Ayyash, UMN co facilitator hereby request the following relief:
 Accept an untimely filing of Motion to Reconsider Order & reopen record to include mitigation conditions.
 To reopen the record to accept Request to collaborate on amending order per dcmr 11 ~

Points and Authorities:

Accept an untimely filing: Please state each and every reason you believe the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your request to accept an untimely filing, including relevant references to the Zoning Regulations or Map. If you require more space, please use a separate piece of paper.

Reopen the Record: Please state each and every reason you believe the ZC or BZA should grant your request to reopen the record, including relevant references to the Zoning Regulations or Map. **The document(s) that you are requesting the record to be reopened for must be submitted separately from this form (see instructions). No substantive information is to be included on this form.**

UMN, per agency rules, submits this reconsideration in hopes of efficiency for the Applicant and the neighbors. There are so many PUDs in the area, it is hard for a small all-volunteer non-profit to keep up. UMN is an unincorporated non-profit citizens association seeking to protect the personal and property interests of those who live, work, operate a businesses in the Union Market area. UMN members are in proximty to the PUD site in the area surrounding the PUD site. UMN members are elders and have families wwho ill be acutely impacted with additional noise and environmental health impacts that this PUD, among the many others, represent. There are very real pedestrian safety concerns, noise, odors, and health impacts for UMN families, especially elders and children driven by the increase in traffic and delivery trucks and refuse and emissions . The current levels of public services that UMN members in the area surrounding the PUD enjoy now, and rely on daily, will be negatively affected by this project and overdevelopment without basic planning evaluations. For example, the project will bring more stress and abuse on the existing and now reliable public utilities. There's little consideration of the upgrades needed for new pipes and conduit in the area as well as to upgrade astruggling transit infrastructure. UMN's existing aesthetic and quality of life and environment we have now, the levels of existing ambiant noise, water and air, will be impacted to a degree that will hurt UMN members vulnerable to health impacts, during construction and after operation. The low-density family neighborhood and aethetic and recreation use characteristics in proximity to the PUD site will be concretely impacted especially risking our more vulnerable members with families, kids, and elders, and our members with disabilities. The very real injury of land value destabilization from a high-densityremapping and the the subsequent PUD approval of luxury project and unevaluated overdevelopment with little affordability must be addressed as UMN faces increasing displacement pressures and destabilization of the low density family homes. Also, existing capacities and levels of other public services enjoyed now by our members are at threat by overdevelopment -- public schools, libraries, senior wellness centers and public recreation centers, police/fire and emergency response time, will acutely affect UMN families and elders, like Ms. Ball and Mr. Issac, both who care for familiy members aging in place under their care, and thus enjoy and rely on existing adequate emergency response time and public utility capacities and services and easy parking access -- all impacted by so many new residents needs and sheer overcrowding of the area. Existing baseline levels of the above public services must be evaluated against what is being proposed to determine adverse effects and mitigations. UMN submits Form 153 to ask the Commission perform their statutory duty citing DCMR 11-2400.2, .3, .4, and .8 among others, as well as 11-DCMR 101.2 and DC Code 6-641.02, and .02 we ask the Commission accept this request for reconsideration and reopening the record so we can get to an agreement that consider and mitigates impacts, so that a prolonged case before the court does not have to happen. A whole neighborhood approach is warranted in this matter for all parties. Please confirm our chance to get these mitigations right, with due evaluations from relevant district agencies.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date: October 9, 2017 **Signature:** /s/n Ilaf Ayyash

Name: Ilaf Ayyash, Union Market Neighbors

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ZONING COMMISSION
District of Columbia
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.