



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



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating 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: 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.

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:

Name: Julie Six on behalf of Tenleytown Neighbors Assn
 Address: see attachment
 Phone No(s): _____ E-Mail: _____

I hereby request to appear and participate as a party in Case No.: ZC No. 16-26
 Signature: _____ 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: _____
 Address: _____
 Phone No(s): _____ E-Mail: _____

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for: _____

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;
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; and
4. The total amount of time being requested to present your case.

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.

Before the Zoning Commission or Board of Zoning Adjustment of the District of Columbia
Form 140 – Party Status Request

NAME: Julie Six on behalf of Tenleytown Neighbors Association

ADDRESS: 3807 Alton Place, NW, Wash, DC 20016

Phone Nos. 202 607 8666

Email: JulieSixDC@gmail.com

I hereby request to appear and participate as a party in Case No: **ZC 16-26: For Consolidated PUD and PUD-Related Map Amendment for 4620-4624 Wisconsin Avenue, N.W. (Urban Innovation Partners)**

Signature: 

Print Name: Julie Six

Date: March 19, 2017

Will you appear as Proponent X Opponent
Will you appear through legal counsel? Yes X No
If yes, please enter the name and address of such legal counsel
NAME _____
ADDRESS _____
Phone Nos. _____
Email _____

I hereby request advance Party Status consideration at the public meeting scheduled for: March 27 or April 24, 2017

Party Witness Information:

1. A list of witnesses who will testify on the party's behalf _____

Julie Six (TNA President),
Judy Chesser (TNA Board Member),
Dennis Williams (TNA Member) at 4207 Chesapeake St. NW, and
Margaret Beveridge (TNA Member) at 4210 River Road, Wash, DC; perhaps others

2. A summary of the testimony of each witness:

TNA has submitted a Resolution (see Exhibit 10 in the subject case, which is also attached below). The proposed project would set a precedent for height and density in the Tenleytown area. This is of great concern to the taxpaying homeowners who live nearby. Thus the Tenleytown Neighbors Association officially adopted and submitted the Resolution and plan to feature several of our members who live within a two blocks of the proposed project.

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:

It is not currently our plan to offer expert witnesses.

4. The total amount of time being requested to present your case: One hour

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:

If approved, the height and density of this project will set a precedent for Tenleytown. The capacity of the building will create a shadow across a residential area, will increase traffic congestion and parking demand, and is an inappropriate zoning exception in an area that zoning designates for low density and neighborhood conservation.

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

All four TNA members listed are homeowners of long standing.

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 further than 200 ft.)

The proposed project at 4620-4624 Wisconsin Avenue is located in a block bound by Wisconsin, Brandywine, River Road, 42d Street and Chesapeake. Ms. Beveridge lives across the intersection on River Road and Mr. Williams lives across the intersection on Chesapeake.

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?

If approved, the height and density of this project will set a precedent for Tenleytown. The capacity of the building will create a shadow across a residential area, will increase traffic and parking congestion, and is an inappropriate zoning exception in an area that zoning designates for low density and neighborhood conservation. Tenleytown Neighbors Association has many members in the Tenleytown area that are concerned about the precedent being requested. But more specifically, several of our members reside in homes that are across the intersection from the block under consideration.

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?

Our response to Question 4 and our attached Resolution include our primary concerns. Thank you.

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 others persons in the general public.

The proposed project at 4620-4624 Wisconsin Avenue is located in a block bound by Wisconsin, Brandywine, River Road, 42d Street and Chesapeake. Ms. Beveridge lives across the intersection on River Road and Mr. Williams lives across the intersection on Chesapeake.

ATTACHED: TNA Resolution regarding UIP

TENLEYTOWN NEIGHBORS ASSOCIATION RESOLUTION

URBAN INVESTMENT PARTNERS (UIP) ZONING APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD) AT 4620-24 WISCONSIN AVENUE NW (ZC #16-26)

WHEREAS the D.C. Comprehensive Plan supports development on Wisconsin Ave. between Tenleytown and Friendship Heights that balances retail and residential growth with the conservation of successful, nearby residential neighborhoods.

WHEREAS the Wisconsin Ave. corridor between Brandywine and Chesapeake Sts is not designated as a Land Use Change Area on the Generalized Policy Map, and is adjacent to residential areas designated as Neighborhood Conservation Areas.

WHEREAS the Wisconsin Avenue corridor between Brandywine and Chesapeake Sts. is located in the MU-4 Zoning District, which permits matter-of-right low and moderate density development, a maximum building height of 50 ft. and building density (Floor-Area Ratio) of 2.5 for residential use, 3.0 with inclusionary zoning, and no more than 1.5 for non-residential.

WHEREAS the maximum permitted building height for a PUD within the MU-4 Zoning District is 65 ft and 3.5 FAR.

WHEREAS UIP has submitted to the Zoning Commission a zoning map amendment from MU-4 to MU-7 and a PUD application to build a project at 4620-4624 Wisconsin Ave. with a height of 102.8 ft. including a residential penthouse, as measured from the midpoint of the proposed building on the Wisconsin Ave. side, and a total of 115 ft. including the penthouse on the west side of the building facing the low-rise residential areas of American University Park.

WHEREAS the proposed building will cast a shadow over the commercial and residential properties to the northwest and west during the winter months because of its extreme height and location on one of the highest points in D.C.

WHEREAS the UIP building would be significantly higher than other buildings in Tenleytown including the recently opened Tenley View (71 ft.) and Tenley Hill (74 ft. including a residential penthouse).

WHEREAS the UIP building, which has a Floor Area Ratio of 5.67, would be much more dense than Tenley View next door (4.8), Tenley Hill across the street (4.5) and the buildings it would replace (2.4) and would set a precedent as the most dense FAR in this area.

BE IT RESOLVED that the Tenleytown Neighbors Association opposes the approval of ZC #16-26 in its current form. As discussed above, the Applicant requests approval of major increases in building height and density, which are well above the current matter-of-right zoning limits, inconsistent with the D.C. Comprehensive Plan's emphasis for Tenleytown on "low-to mid-rise mixed use buildings rather than high-rise towers", and out of step with recently completed projects in the immediate vicinity.

BE IT FURTHER RESOLVED that the Tenleytown Neighbors Association should communicate its position on ZC Case #16-26 to the Chairman and Members of ANC 3E and recommend that the ANC disapprove the UIP zoning application unless UIP modifies its proposal to meet the standards of a Planned Unit Development under the current MU-4 Zoning District. Tenleytown Neighbors Association should also communicate its position to the DC Department of Transportation, the Office of Planning and the Zoning Commission.