



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:	A group of 200-footers - c/o Guy Durant & Barbara Kahlow		
Address:	Durant: 3410 10th St NE, Washington, DC 20017 // Kahlow: 800 25th St NW #704, Washington, DC 20037		
Phone No(s):	Durant: 202-525-6342 // Kahlow: 202-965-1083	E Mail:	Durant: rightguydc@gmail.com // Kahlow: barbara.kahlow@verizon.net
I hereby request to appear and participate as a party in Case No.:		No. 24-15, 901 Monroe Street, LLC, Square 3829, Lot 23	
Signature:		Date:	6/7/25
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: 6/23/25

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.

June 6, 2025

Ms. Sara Benjamin Bardin
Director, District of Columbia Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

**RE: Request for Party Status – Zoning Commission Case No. 24-15
901 Monroe Street, LLC, Square 3829, Lot 23**

Dear Ms. Bardin,

This letter requests “Party” status for a group of 200-Footers for Zoning Commission Case No. 24-15 to be heard on June 23, 2025 (901 Monroe Street, LLC – Consolidated PUD & Related Map Amendment from MU-3A and R-2 zones to MU-5B, 901 Monroe St. NE (Sq. 3829, Lot 23) - Ward 5). This group of residents is interested in preserving and supporting the character and well-being of the Brookland neighborhood for the broader community, and specifically the quality of life and safety for the existing residents in the immediate Brookland area east of the railroad tracks on the streets of 9th, 10th, Lawrence, and Monroe surrounding the planned 901 Monroe Street project.

Below are the stated witnesses authorized by the 200-footers. Attached is a copy of the 200-footers’ authorization for participation of Mrs. Barbara Kahlow, who is assisting in representing the group’s interests before the Commission. Enclosed is a copy of the completed Zoning Commission Form 140, “Party Status Request.” The Zoning Commission’s procedures for contested cases at 11 DCMR § 3002.3 and its Form 140 ask for the following information from persons / organizations requesting Party status:

Witness Information:

- (1) A list of witnesses who will testify on the party’s behalf:** Mrs. Barbara Kahlow and four of the group’s 200-footers.
- (2) A summary of the testimony of each witness:**
 - Mrs. Barbara Kahlow will discuss many zoning issues, including: (a) a short history of prior development proposals for 901 Monroe Street NE; (b) an alternative to the proposed Map Amendment; (c) various adverse effects & proposed usage of an expanded dead-end alley (such as noxious air, blocked air & light, & safety, increase in traffic); (d) the insufficient & unfair Construction Management Agreement, & (e) the insufficient, inappropriate & irrelevant amenities package.
 - Ms. Lilian Noya, a 200-Footer, will discuss her analysis of the architectural problems including traffic, sunlight, and massing, based on her expertise.
 - Ms. Julie Kurtz-Keller, a 200-Footer, will discuss (a) safety adverse effects in particular for children and pedestrians, (b) 200-Footers’ experience engaging with the developers since September 2024, (c) the 200-Footers’ survey conducted in 2024.

- Mr. Guy Durant, a 200-Footer, will discuss the need for a detailed and protective Construction Management Agreement as ANC-5B included in its Conditional Support Resolution, including collaboratively developed and using the ZC 10-28 CMA as the starting point.
- Ms. Jamila Minnicks, a 200-Footer, will discuss the inadequate PUD “amenities” package with a paltry \$125,500 to non-profit organizations and no consideration of 200-Footer recommendations in the opposition letters in the case and record and nothing to mediate the adverse effects on the immediately affected 200-Footers.

(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: Ms. Lilian Noya is an architect; her resume is attached for the Commission’s consideration.

(4) The total amount of time being requested to present your case: 45 minutes will allow non-duplicative in-depth 200-Footer testimonies in addition to Mrs. Kahlow.

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 entire group is composed of 200-footers who will be directly and adversely affected by the current proposed Consolidated Planned Unit Development (PUD) & Related Map Amendment from a mix of MU-3A (40 feet, 60% lot occupancy, mixed use) and R-2 (40 feet, 40% lot occupancy, residential) to MU-5B (75 feet, 80% lot occupancy, mixed use).

A change to MU-5B zoning would be precedent-setting for the Brookland area east of the railroad tracks and is “inconsistent” with certain provisions in the DC Comprehensive Plan and the March 2009 “Monroe Street Sub-Area” of the Brookland/CUA Metro Station Small Areas Plan.

(2) What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee)? “Party” members are 200-footer owners (however, most are as close as 15 feet) with a direct legal interest in the subject property.

(3) What is the distance between the persons’ property and the property that is the subject of the application before the Commission? (Preferably no farther than 200ft): The 200-Footers group all resides within 200 feet of the subject property.

(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 200 Footers would like to emphasize that they are not opposed to development of the site. However, the current PUD as planned is a maximalist pitch, taking all of the liberties while providing none of the benefits associated with the requested zoning changes.

The PUD is expected to adversely affect the life of those most directly affected by: blocking air and light in yards, bedrooms, and living rooms while dramatically changing the Brookland neighborhoods character and skyline; increasing vehicular traffic in a primarily residential and school area with large numbers of children; reduce on-street parking and the dangerous use of a tiny alley off two completely residential streets as the sole ingress/egress for a huge influx for construction, renters, delivery (mail and packages), trash, etc.

The current proposal asks the immediate 200 footers and everyone in the surrounding neighborhood to accept these changes without adding important amenities, like adding coveted D.C. home ownership opportunities that are statistically shown to raise a community's wealth, health, and security. Nor does it add significant ground floor retail and/or public space that would align with the current Brookland Monroe Market strip look and feel on the west side of the bridge, which could also create a new continuous prosperous foot traffic connection from the west side of the bridge to the east side of the bridge to the businesses already established but currently underappreciated on 12th St, creating a stronger multi-block economic corridor for the whole neighborhood.

(5) Describe any other relevant matters that demonstrate how the person will likely be affected or aggregated if the action requested of the Commission is approved or denied: Any additional concerns that arise after application submission will be discussed during the hearing.

(6) Explain how the persons' 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: This proposal directly affects the 200 footers by blocked sky, air, and light, reduced on-street parking, increased vehicle traffic, increased air pollution, increased noise pollution, and unknown effects to property values, all while failing to provide any new community amenities in the immediate area. The bottom line is that the 200 footers' interests will be more significantly, distinctively, and uniquely affected.

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

Sincerely,

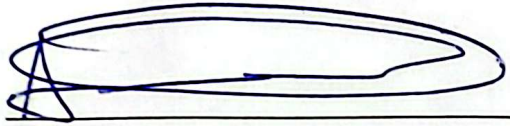


Guy Durant
3410 10th Street NE, Washington, DC 20017
202-525-6342, rightguydc@gmail.com

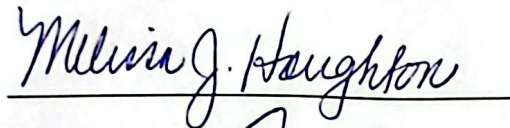
Enclosures:

- The 200-footers authorization for Mrs. Barbara Kahlow to represent them
- Form 140 requesting Party Status

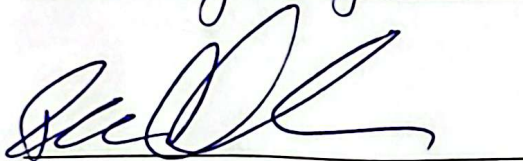
We, the undersigned 200-footers, hereby authorize Mrs. Barbara Kahlow to represent our interests before the DC Zoning Commission in Zoning Commission Case No. 24-15, 901 Monroe Street, LLC. The undersigned recognizes the zoning rules governing "Appearances and Representation," including 11 DCMR § 3002.3.



Alta Beals
Date: 6 June 2025
Address: 915 Lawrence St NE
Washington DC 20017



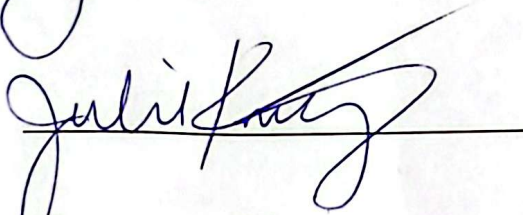
Melissa Houghton
Date: 6 May 2025
Address: 930 Kearny St NE
Washington DC 20017



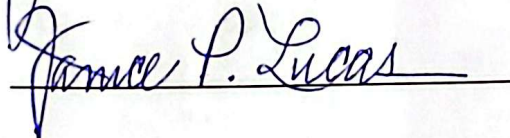
Paul Miller
Date: 6 June 2025
Address: 915 Lawrence St NE



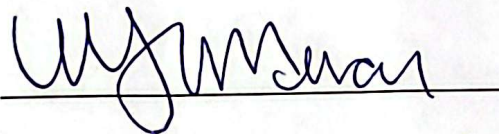
Joseph Keller
Date: 6 June 2025
Address: 3400 10th St. NE



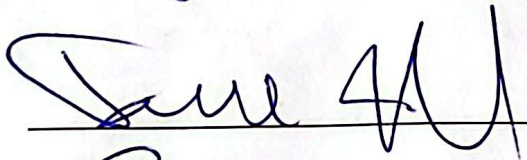
Julie Kurtz
Date: 6 June 2025
Address: 3400 10th St. NE



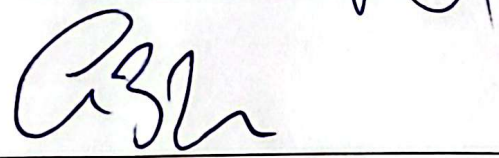
Janice P. Lucas
Date: June 6, 2025
Address: 3316 10th St, NE.



Nadia Mercer
Date: June 7, 2025
Address: 909 Lawrence St. NE, DC 20017

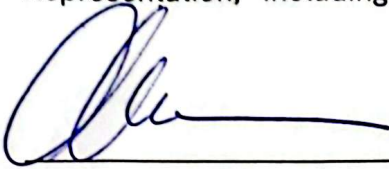


James McDonough
Date: 6/7/2025
Address: 2502 Com St. NE 20017



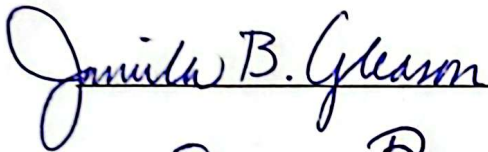
Andrejs Brolis
Date: 6/7/2025
Address: 909 Lawrence St. NE
Washington DC 20017

We, the undersigned 200-footers, hereby authorize Mrs. Barbara Kahlow to represent our interests before the DC Zoning Commission in Zoning Commission Case No. 24-15, 901 Monroe Street, LLC. The undersigned recognizes the zoning rules governing "Appearances and Representation," including 11 DCMR § 3002.3.



Andrea Keller

Date: 6/7/25
Address: 3503 10th St. NE, Washington DC 20017



Date: 6/7/25 Jamila Gleason
Address: 919 Lawrence St. NE Washington, DC 20017



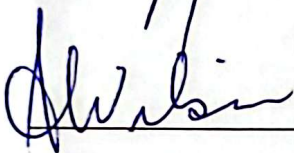
Date: 6/7/25 Guy Durant
Address: 3410 10th St. N.E. DC, 20017



Date: 6/7/25 Lindsay Bradley
Address: 3408 10th St. NE DC 20017



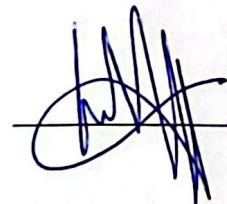
Date: 6/7/25 Tefen Girmu
Address: 1000 Monroe St NE
Washington DC 20017



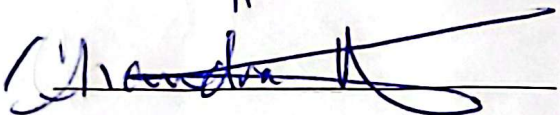
Date: 6-7-25
Address: 3406 10th St NE



Date: 6/7/2025 Damien Agostinelli
Address: 815 Monroe St NE
Washington DC 20017



Date: 6/8/2025 LILIAN NAYA
Address: 3404 10th ST NE
WASHINGTON DC, 20017



Date: 6/8/25 Chandra Wilson
Address: 3406 10th St NE DC 20017



Date:
Address: