

**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:	Advisory Neighborhood Commission 5F		
Address:	P.O. Box 91843, Washington, DC 20090		
Phone No(s):	202-766-5019	E Mail:	5F06@anc.dc.gov
I hereby request to appear and participate as a party in Case No.:		ZC 24-15	
Signature:	Joe Bishop-Henchman, Commissioner		Date: 6/9/25
Will you appear as a(n)	<input checked="" type="checkbox"/> Proponent	<input type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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? The project, while within ANC 5B, will be within one block of ANC 5F, and will impact transportation, community services, and amenities in the area immediately west of the railroad tracks as well as east.
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
ANC 5F represents the Edgewood neighborhood immediately west of the property.
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.) The project is one block (250 feet) from ANC 5F.
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?
The project will affect the community amenities and transportation projects that ANC 5F guides.
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.
A project that ensures its benefits and burdens are not disproportionate based on whether people live west or east of the railroad tracks.
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. Granting ANC 5F party status will ensure that residents close to the project but west of the railroad tracks have their interests represented.

ZONING COMMISSION

District of Columbia

CASE NO.24-15

EXHIBIT NO.71



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 5F

RESOLUTION REQUESTING PARTY STATUS AND JOINT MEETING ON ZC APPLICATION RELATING TO 901 MONROE ST NE

Sponsor: Commissioner Bishop-Henchman

WHEREAS, on November 11, 2024, the applicant 901 Monroe Street LLC [filed a request](#) for a consolidated Planned Unit Development and zoning modification (from MU-3A and R-2 to MU-5B) to construct in place of underutilized and vacant land near the Brookland-CUA Metro Station a new multi-family residential building providing 230 residential units (with 15% reserved as Inclusionary Zoning and 5% (12) units being three-bedroom units, and a condition of widening the sidewalk on Monroe St NE; and

WHEREAS, ANC 5F hears community input on zoning matters within its jurisdiction, and while this project is located without ANC 5F our input is warranted given the project's proximity to ANC 5F (within one block), and the matter was discussed and public input requested at the ANC 5F Zoning & Development Committee meeting in November 2024 and the ANC 5F Commission regular meeting in November 2024, and ANC 5B considered the not-yet-filed application (but did not act) in October 2024; and

WHEREAS, D.C. Code § 1–309.12 authorizes multiple ANC commissions to “meet jointly either formally or informally to deal more effectively with or respond to common issues and concerns. A Commissioner of an individual Commission may represent and participate in a formal joint meeting only after the individual Commission has authorized the participation of the Commission in the joint meeting.”;

THEREFORE, BE IT RESOLVED that ANC 5F propose a formal joint meeting of ANC 5B and ANC 5F to act on the ZC application relating to 901 Monroe St NE given the proximity of both ANCs to the proposed development, and if such a meeting occurs, ANC 5F commissioners are authorized to participate in the joint meeting; and

BE IT FURTHER RESOLVED that ANC 5F requests party status in ZC matter relating to 901 Monroe St NE given the proximity of ANC 5F to the proposed development; and

BE IT FURTHER RESOLVED that the sponsor of this resolution is directed to transmit a copy of this resolution to appropriate recipients and is authorized to represent themselves as speaking on behalf of the 5F Commission in advocating for the aforementioned.

This resolution came before ANC 5F at a duly noticed public meeting on November 18, 2024.

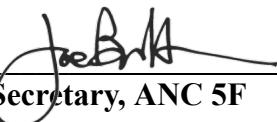
ANC 5F is composed of 7 Commissioners, so that 4 Commissioners constitute a quorum.

With 4 Commissioners present, ANC 5F voted 4 Yea, 0 Nay, and 0 Abstain.

Attest:



Chair, ANC 5F



Secretary, ANC 5F