



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



FORM 140 - PARTY STATUS REQUEST

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.

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.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	Adam Rubinson		
Address:	4821 43rd Street, NW, Washington, DC 20016		
Phone No(s):	202-491-7005 (m); 202-363-0014 (h)	E Mail:	adam.rubinson@gmail.com
I hereby request to appear and participate as a party in Case No.:		19599	
Signature:	Adam Rubinson	Date:	09/25/2017
Will you appear as a(n)	Proponent	Will you appear through legal counsel?	No

If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E Mail:	

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 (*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:

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.

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.

Going before the Zoning Commission or Board of Zoning Adjustment
 District of Columbia
 CASE NO. 19599
 BIT NO. 30

Form 140 -- Party Status Request (Supplementary Information)

09/25/2017

BZA Case Number: 19599

Party Status Name: Adam Rubinson

- Proponent or Opponent: While I checked “Proponent” on the form, and hope to be a proponent, I am actually “Not sure” at this time. I will need to see the final presentation to the ANC, as well as see the applicant’s (Georgetown Day School’s) draft language for the BZA order.
- Party Witness Information:
 - List of witnesses who will testify on party’s behalf: This is tentative, but they could include one of my other neighbors impacted by the project, such as John Berchert, Jon Smith, Lee MacVaugh, Rita Hadden, Bill Hadden, or Nick Pattakos. At this time, I expect only myself to testify, and possibly no more than one other neighbor. My neighbors on our block have chosen me as their representative.
 - Expert witnesses: I expect to call no expert witnesses at this time. I
- 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/Board? My neighbors and I are on the same side of the street, the same plot of land, as the proposed project. We are on the west side of the GDS property, abutting their property line; i.e., on the east side of 43rd Street NW, between Ellicott Street to the north, and our dead-end fence [which is also on the other side of GDS property] to the east. Due to our unique proximity, just a few yards away from the proposed project, we are uniquely impacted by potential noise, light, crime, traffic, parking, privacy, and massing from the project. This is also exacerbated by the pedestrian access point, which is proposed to be opened through our dead-end street to GDS grounds.
 - 2. What legal interest does the person have in the property? I am the owner.
 - 3. What is the distance between the person’s property and the property that is the subject of the application before the Commission/Board? Less than 25 feet. For some of my neighbors, it may be less than one foot.
 - 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 traffic, noise, light and parking issues could have a major impact on our quality of life, and on our property values. There are also potentially positive impacts from the project.
 - 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. The opening of the pedestrian access point at our street’s dead-end gate has the potential to invite crime if not properly mitigated.
 - 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. Our unique proximity, on the same plot of land, means that we could be uniquely impacted by noise, light, and privacy issues. The proposed pedestrian access point makes our dead-end block uniquely susceptible to traffic and parking issues from Georgetown Day School parents who might flout the rules, and choose to expeditiously drop off their children on our block.