



BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA



**FORM 141 - INTERVENOR REQUEST**

Before completing this form, please go to [www.dcoz.dc.gov](http://www.dcoz.dc.gov) > IZIS > Participating in an Existing Case > Request for Intervenor Status for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: THIS FORM IS FOR APPEALS ONLY.  
(Please see reverse side for more information about this distinction.)

Name: Donna Murphy and Keenan Keller

Address: 1850 Monroe St., NW, Washington, DC 20010

Phone No.(s): 202-368-1776 E-Mail: murphy.keller@verizon.net

I hereby request to appear and participate as an intervenor in Appeal No.: 19613

Signature: [Handwritten Signature] Date: 11/15/17

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 INTERVENOR STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 502.2

I hereby request advance Intervenor Status consideration at the public meetings scheduled for: 11/29/17

**INTERVENOR CRITERIA:**

On a separate piece of paper, please answer all of the following questions referencing why the above person should be granted intervenor status, pursuant to 11 DCMR Subtitle Y § 502.1(f):

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

see attached

2. How will the property owned or occupied by such person, or in which such person has an interest, be affected if the Appeal before the Board is approved or denied?

3. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the Appeal before the Board is approved or denied.

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 Board is approved or denied?

5. What is the distance between the person's property and the property that is the subject of the Appeal before the Board? (Preferably no farther than 200 ft.)

**BEFORE THE BOARD OF ZONING ADJUSTMENT  
OF THE DISTRICT OF COLUMBIA**  
**Intervenor Request by Donna Murphy and Keenan Keller**  
*in Opposition to the Appeal by B Monroe Ventures LLC*  
*of Zoning Administrator Determination (Case #19613)*

*Intervenor Criteria*

1. What legal interest does the person (i.e. owner, tenant, trustee, or mortgagee) have in the property?  
**Proposed Intervenor Donna Murphy and Keenan Keller are the co-owners of 1850 Monroe Street, NW, which immediately abuts the required side yard for 1844 Monroe Street, NW, the property at issue in the appeal.**
  
2. How will the property owned or occupied by such person, or in which such person has an interest, be affected if the Appeal before the Board is approved or denied?  
**If the Appeal before the Board is approved, overturning the determination of the Zoning Administrator that a side yard is required for the building to be erected at 1844 Monroe Street, NW, our home and property located immediately adjacent at 1850 Monroe Street, NW will be harmed environmentally, socially and economically. Specifically, our ability to use and enjoy the side yard of our own property will be significantly diminished, including through loss of light, air space and existing plantings; we will suffer immediate economic harm, due to the need to repair or replace likely damage to our existing fences, buildings, plants and trees; and the overall economic value of our property will be decreased if Appellants are allowed to bypass the side yard requirement and are permitted to build a three story, historically non-conforming building up to the property line of our home, which is listed on the National Register of Historic Places. Upon the Board's grant of our request to intervene, we will file a complete statement detailing our support for the Zoning Administrator's determination and the harms that would result from reversal of that determination on appeal.**
  
3. 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.  
**If the Zoning Administrator is reversed and Appellants are permitted to build up to the property line with no side yard, a historic ash tree of nearly 100 inches diameter will likely be destroyed, thus diminishing the party applicants' use and enjoyment of their property, decreasing their property's value and violating the DC regulation protecting special and heritage trees.**
  
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?  
**As noted above, the proposed intervenors (Donna Murphy and Keenan Keller) will suffer a variety of negative impacts if the decision of the Zoning Administrator is overturned (appeal in case #19613). Specifically, our ability to use and enjoy the side yard of our own property will be significantly diminished including through loss of light, air space and existing plantings; we will suffer immediate economic harm, due to the need to repair or replace likely damage to our existing fences, buildings, plants and trees; and the overall economic value of our property will be decreased if Appellants are allowed to bypass the side yard requirement and are permitted to build a three story, historically non-conforming building up to the property line of our home, which is listed on the National Register of Historic Places.**

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5. 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 200ft.)  
**0 feet (immediately adjacent).**