



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



FORM 153 – REQUEST TO ACCEPT AN UNTIMELY FILING OR TO REOPEN THE RECORD

THIS FORM IS FOR NON-PARTIES ONLY. IF YOU ARE A PARTY, PLEASE FILE A FORM 150 – MOTION.

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.

CASE NO.: 19632

I, John Stokes hereby request the following relief:

Accept an untimely filing of Form 141- Intervenor Request

To reopen the record to accept _____

Points and Authorities:

Accept an untimely filing: Please state each and every reason you believe the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your request to accept an untimely filing, including relevant references to the Zoning Regulations or Map. If you require more space, please use a separate piece of paper.

Reopen the Record: Please state each and every reason you believe the ZC or BZA should grant your request to reopen the record, including relevant references to the Zoning Regulations or Map. The document(s) that you are requesting the record to be reopened for must be submitted separately from this form (see instructions). No substantive information is to be included on this form.

I had no idea there had been a appeal regarding the proposed property at 1523 Varum St. I have been dealing with the proposed developments on the land for almost three years. I found out last week about the hearing from a resident and that there was a request to postpone the hearing until December 13th, so I sought to track down the facts. I was not notified by the ANC. I am filing at the first opportunity prior to the hearing. I have a long standing history with the property. The use of this property has a direct impact on the peace and enjoyment of my property. This is a serious project and every opportunity should be given to those who would be impacted.

I certify that I served this request to: Maximilian L.S. Tondro, and Martin Sullivan and Ulysses Campbell

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

Date:	12/5/17	Signature:	John Stokes
Name:	John Stokes		
Address:	1519 Varum St. NW		Board of Zoning Adjustment District of Columbia
Phone No(s).:	(202) 288-7275	E-Mail:	stokescdc@hotmail.com

CASE NO. 19632
EXHIBIT NO. 21