



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](http://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:	Ellen Opper-Weiner		
Address:	223 10 <sup>th</sup> Street, SE, Washington, DC 20003		
Phone No(s):	(202) 547-7131 (BAF)	E Mail:	elowlaw@aol.com

I hereby request to appear and participate as a party in Case No.: 20467

Signature:	<i>Ellen Opper-Weiner</i>	Date:	5/11/21
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Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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?
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.

### PARTY STATUS INFORMATION


1. A list of witnesses who will testify on the party's behalf
  - Ellen Oppen-Weiner, will testify as the owner of 223 10<sup>th</sup> Street, SE, with regard to the negative precedent that will be set if this project is approved as proposed. Also, that the project will completely change the character or the 200 blocks of 10<sup>th</sup> & 11<sup>th</sup> Streets, SE, and the nearby surrounding areas.
2. The Applicant is exploring possible additional witnesses.
3. No expert witnesses are anticipated at this time.
4. We expect to need about 10-15 minutes for our case presentation.

### PARTY STATUS CRITERIA

1. I strongly believe that the nature and character of our neighborhood will be severely and negatively changed if this project is approved as presented. I have lived in my home at 223 10<sup>th</sup> Street SE, since Thanksgiving 1980, (over 40 years), where I raised my 3 children. The neighborhood has always been diverse in terms of age, race, religion, and the variety of families who have lived in their primarily owner-occupied homes. Some families have been in the neighborhood since the 1960's, and some even before that time. We are a cohesive neighborhood where we all look forward to our Annual Block Party, and other social neighborhood events. There is the likelihood that the non-resident owners of the proposed project at 232 10<sup>th</sup> Street, SE, which is to develop a "2-Flat rental", will set an unfortunate precedent for our single-family homes to be developed into rental properties.
2. I currently own and reside in my home at 223 10<sup>th</sup> Street, SE.
3. My home is diagonally across the Street from 232 10<sup>th</sup> Street, SE. My estimate of the distance is about 55 feet.
4. I do believe that if such a precedent is established to convert a single-family home into rental units, then other homeowners may decide to follow suit, which will unfortunately completely change the character of the neighborhood.
5. See above
6. The 200 blocks of 10<sup>th</sup> & 11<sup>th</sup> Streets, SE have the unique aspect of a very large alley between them (30' wide and is public space), and which is used by residents of the block as a playground for children and dogs, and where adults frequently have holiday parties for our neighborhood families. Few, if any, of the current renters attend these events. An increase in renters will likely cause this wonderful use to decrease or cease altogether, and the feeling of "community" within our neighborhood will likely be lost.

**AFFIDAVIT OF SERVICE**

I hereby affirm that on this 11<sup>th</sup> day of May 2021, I have sent the foregoing Application For Party Status regarding BZA Case Number 20467, via email to the: Board of Zoning Adjustment: [bzasubmissions@dc.gov](mailto:bzasubmissions@dc.gov); Jennifer Fowler, authorized Agent for the Applicants: [jennifer@fowler-architects.com](mailto:jennifer@fowler-architects.com); ANC6bOffice: [6b@anc.dc.gov](mailto:6b@anc.dc.gov); and Steve Holtzman, ANC6B Commissioner: [6B05@anc.dc.gov](mailto:6B05@anc.dc.gov).

  
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Ellen Opper-Weiner, [eowlaw@aol.com](mailto:eowlaw@aol.com)