

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:	West End Citizens Association		
Address:	c/o WECA Sec'y-Treasurer Barbara Kahlow, 800 25th St NW, Wash., DC 20037		
Phone No(s):	202-965-1083	E Mail:	barbara.kahlow@verizon.net

I hereby request to appear and participate as a party in Case No.: **06-11P**

Signature:	<i>Barbara Kahlow</i>	Date:	5/31/18
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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
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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.

2018 MAY 31 PM 5:12

West End Citizens Association
Washington, D.C.

Boundaries: 15th Street on the East • Potomac Park on the South
 Rock Creek and the Potomac on the West • N Street on the North

May 31, 2018

Ms. Sara Benjamin Bardin
 Director, Office of Zoning
 441-4th Street, N.W. - Suite 210
 Washington, DC 20001

20180531 09:45:15

Re: Request for Party Status – Zoning Commission Case No. 06-11P, Modification of Significance of ZC Order No. 06-11L & Additional Special Exception Relief, Square 42, Lots 820 & 840, 2300 H Street, NW

Dear Ms. Bardin:

The West End Citizens Association (WECA) is herein requesting “Party” status in **Support** for ZC No. 06-11P, Modification of Significance of ZC Order No. 06-11L and additional Special Exception relief for Square 42, Lots 820 & 840, 2300 H Street NW. On May 23, 2018, the WECA Board voted unanimously to support this Modification of Significance. Previously, the WECA was granted “Party” status in **Opposition** for ZC No. 06-11L. In addition previously, the WECA, with St. Mary’s Episcopal Church which was also a Party in Opposition, filed a joint Appeal (No. 16AA-491) in the DC Court of Appeals of ZC Order No. 06-11L.

The WECA is pleased to now support the requested Modification of Significance which no longer needs two crucial Variances: lot occupancy and rear yard relief. The revised plan is for an approximately 20% smaller building. In addition, the Modification of Significance now includes a fully protective co-signed Construction Management Agreement.

As requested by the Office of Zoning (OZ), please find attached a completed Form 140, “Party Status Request,” for this Square 0042 case to be heard on July 16, 2018 (see the Attachment). OZ’s Form requires all of the substantive information to be provided in an accompanying document. This letter includes the requested information.

Witness Information

1. A list of witnesses who will testify on the person's behalf: WECA Secretary-Treasurer Barbara Kahlow and/or WECA President Sara Maddux.
2. A summary of the testimony of each witness: In sum, the WECA will discuss various subjects, such as: (a) support for the removal of three previously-requested variances – lot occupancy, rear yard, and FAR; and (b) support for the co-signed protective Construction Management Agreement between Hillel and St. Mary’s Episcopal Church instead of the one-sided short and not-fully-protective Construction Management Plan in ZC O6-11L.
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: none.

4. The total amount of time being requested to present the case: 10 minutes.

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?: The WECA includes 50 paid Members who are joined at meetings by other interested residents of the Foggy Bottom-West End community. The WECA Members live in a wide variety of residential buildings throughout Foggy Bottom-West End. The WECA's boundaries are from 15th Street on the East, Potomac Park on the South, Rock Creek and the Potomac on the West, and N Street on the North.
2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee): The WECA has many owners and long-term residential tenants with a legal interest in the subject property.
3. What is the distance between the person's property and the property that is the subject of the application before the Commission? (Preferably no farther than 200 ft.): The subject property lies within the WECA's boundaries.
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 is approved or denied?: The Application would affect the beloved historically landmarked St. Mary's Episcopal Church buildings and the quality of life of many WECA Members.
5. Describe other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission is approved or denied: If the Application is approved, it would better protect the foundation and structure of the landmarked buildings of St. Mary's Episcopal Church as well as air and light to all three Church buildings (especially the Rectory). If denied, the adverse effects on the Church and nearby residential community argued previously by the WECA would result.
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.: If the Modification of Significance is denied, since many WECA Members attend St. Mary's Episcopal Church, their interests would be more significantly, distinctively, or uniquely affected than the general public.

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If any additional information is needed, Barbara Kahlow can be reached during the day on (202) 965-1083.

Sincerely,



Sara Maddux
President

Attachment

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CERTIFICATE OF SERVICE

I hereby certify that on May 31, 2018, a copy of this Party Request letter was served on the following:

Hillel at George Washington University **ANC2A**
John Patrick Brown, Jr., Esq.
Greenstein DeLorme & Luchs PC
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St. Mary's Episcopal Church
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Washington, DC 20037
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