



**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:	Richard A Brown, Tiber Island Condominium President		
Address:	1203 Fourth St. SW Washington DC 20024		
Phone No(s):	202-863-0313	E-Mail:	rabrown1203@aol.com
I hereby request to appear and participate as a party in Case No.:		11-03J	
Signature:		Date:	October 19, 2017
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

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: NOV 2, 2017

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 Witness Information:

1. A list of witnesses who will testify on the party's behalf:
Richard A. Brown, current TIC President
2. A summary of the testimony of each witness (Zoning Commission only);
We support the project with reservation about excessive light, excessive noise, construction debris, public foot and vehicular traffic, long term community sustainability, safe and secure access to our homes during construction, and especially the removal of existing Zone 6 reserved parking areas and proximate unloading areas for our CoOwners.
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any expert be offered, and the resumes or qualifications of the proposed experts (Zoning Commission only) and
N/A
4. The total amount of time being request to present your case (Zoning Commission only)
Not to exceed 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/Board?
As a long-term (52 years) waterside community of sixty four (64) households represented by TIC which lives, works, and maintains their homes within the proposed area to be developed we are directly impacted.
2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee)
We are the property owners of Tiber island Condominium and live adjacent to the Marina.
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 feet).
200 feet. We live within the proposed area of the Phase 2 PUD being considered.
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 height, light, noise, construction debris, foot and vehicular traffic associated with the re-construction of the Marina and the removal of existing Zone 6 parking will all directly impact the Tiber Island Condominium community. All of the Phase 2 activities

Tiber Island Condominium (TIC) – Form 140 Party Status Request

will be happening at or near our direct access to the Southwest neighborhood. We have an interest in ensuring that any zoning relief granted by the Commission does not adversely impact us.

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.

Our access to TIC homes will be compromised along Sixth Street SW with this redevelopment in the Phase 2 PUD. We request that the mutually agreeable transition plan agreement as required by the Phase 1 PUD zoning approvals process be implemented in Phase 2 PUD. Our nearby neighbors in other communities to include the Gangplank slip holders will be adversely affected by this change.

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 direct access is partially compromised with this redevelopment, but our neighbors (Gangplank slip holders) are significantly impacted by the alterations reflected in the Phase 2 PUD. The changes impacting TIC will include more residential and hotel uses and above ground retail in an already dense and populated space adjacent to our TIC community. We ask the Commission/Board to strongly review this alteration understanding our quality of life on the waterfront will be changed. These modifications are being done to those nearby existing homeowners' impact being considered.