

Vonda Harris  
424 11<sup>th</sup> Street, SE  
Washington, D.C. 20003

October 30, 2012

RECEIVED  
D.C. OFFICE OF ZONING  
2012 NOV -1 AM 11:39

Office of Zoning  
Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW – Suite 200 South  
Washington, D.C. 20001

Re: Application No. 18450

Dear Sir/Madam:

I write to request party status and to object to the application of Karl and Julie Moeller for a special exception to allow a third story addition and roof deck to their existing one-family row dwelling at the premises located at 426 11<sup>th</sup> Street, SE (Square 992, Lot 806). Accompanying this letter is my completed Form 140 (Party Status Request).

I will be out of the country on business travel on November 27, 2012, the date on which this matter is scheduled to be heard. In my absence, please consider, and let the record reflect, my objections to the project proposed by the applicants for the reasons described below.

Pursuant to DCMR, Title 12 DC Building Code Supplement, Section 3307A, notice must be given to all affected residents of proposed addition residential construction. To date, I have received no contact or communication from the applicants or anyone else concerning the scope or outline of the third-story and roof deck addition plans. Absent a showing of the architectural designs, blueprints, and drawings for this project, it is difficult to voice approval for this application.

Moreover, I object to the proposed third story and roof deck addition based on D.C. Code Section 5-1001. In this regard, the proposed addition is not compatible with the character of the row homes in the Capital Hill historic district. The street vista of this third story addition will destroy the roof top alignment of the properties adjacent to the disputed property. In addition, there is no showing that the proposed changes are necessary to encourage the adaptation of the structure for current use. The applicants have resided in their property for about 10 years and have successfully habited this property without the need of such and addition. Finally, the proposed addition would result in significant reduction

BOARD OF ZONING ADJUSTMENT  
District of Columbia  
CASE NO. 18450  
EXHIBIT NO. 23

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in open space quality and adversely impact the privacy, and reduce the light and air of adjacent property owners. My property is adjoined to the applicant's property and directly impacts me. This addition would destroy any and all privacy that I have in my backyard.

For all of the foregoing reasons, Application No. 18450 must be denied with prejudice. Please see Reneau v. District of Columbia, 676 A.2d 913 (D.C. App. 1996) (where court upheld DCRA's denial of homeowner's request for permit for fourth floor rooftop addition and third floor rear deck). Your attention and recognition of the harm that this project will cause to my property rights and interests is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "Vonda L. Harris", with a long, sweeping horizontal line extending to the right.

Vonda L. Harris



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



FORM 140 - PARTY STATUS REQUEST

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.

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.  
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

|                                                                    |                                        |                                              |                                                                                                 |
|--------------------------------------------------------------------|----------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------|
| Name:                                                              | Vonda + Vincent Harris                 |                                              |                                                                                                 |
| Address:                                                           | 424 11th St., SE, Washington, DC 20003 |                                              |                                                                                                 |
| Phone No(s):                                                       | (202) 212-9130                         | E Mail:                                      | VHarris1913@gmail.com                                                                           |
| I hereby request to appear and participate as a party in Case No.: |                                        |                                              |                                                                                                 |
| Signature:                                                         |                                        |                                              | Date:                                                                                           |
| 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 type="checkbox"/> No |

If yes, please enter the name and address of such legal counsel.

|              |         |
|--------------|---------|
| Name:        |         |
| Address:     |         |
| Phone No(s): | E Mail: |

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 (Zoning Commission only);
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 (Zoning Commission only); and
4. The total amount of time being requested to present your case (Zoning Commission only).

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? *see attached statement*
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) *OWNER*
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.) *properties are adjoined*
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? *see attached statement*
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. *see attached statement*
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. *see attached statement*

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.