

Party Status Request – Form 140
Board of Zoning Adjustment Case No. 18952

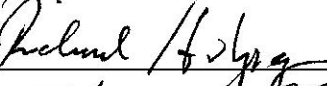
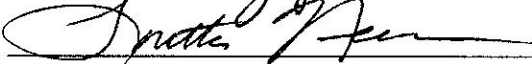
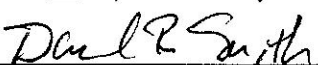
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Name: Sara Green and Richard Holzsager, 7106 Piney Branch Rd., NW, Washington, DC 20012
Also, Ms. Green and Mr. Holzsager own Lot 0804, Square 3189, a vacant lot
Telephone: 202 829-8802, emails: saragreendc@yahoo.com, holzsager@rcn.com

Loretta Neumann and Daniel Smith, 7124 Piney Branch Rd., NW, Washington, DC 20012
Telephone: 202 882-9274, emails: lneu@rcn.com, smithrdan@aol.com

We wish to appear and participate as parties in Case No. 18952

Signatures, Name and Date of Signature

Sara Green		<u>3-2-15</u>
Richard Holzsager		<u>3/2/15</u>
Loretta Neumann		<u>3-2-15</u>
Daniel Smith		<u>3-2-15</u>

We will appear as opponents. We will not be represented by legal counsel.

(Please See Next Page)

1. A list of witnesses who will testify on the party's behalf

Anna Burger, 500 Dahlia Street, NW

Earl Gohl, 500 Dahlia Street, NW

Party Status Criteria

1. How our properties will be affected. We bought our homes as single-family homes on lots zoned for single-family use that are part of a community of homes that are similarly zoned. This zoning becomes meaningless if any house can be effectively rezoned for the convenience of the owner. We believe that the application, a "variance from the use provisions under Section 201.1, to allow a four-unit apartment house in the R-1-B District..." is, in effect, a rezoning and not merely a "variance."

2. Legal interest in the properties. Sara Green and Richard Holzsager are both the owners and the residents of 7106 Piney Branch Rd., NW. In addition, Sara Green and Richard Holzsager own a vacant lot within the same square as the applicant's property. The vacant lot is Square 3189, Lot 0804.

Loretta Neumann and Daniel Smith are the owners and the residents of 7124 Piney Branch Rd., NW.

3. Distance between properties.

7106 Piney Branch Rd., NW is about 190 feet from the applicant's property

7124 Piney Branch Rd., NW is about 170 feet from the applicant's property.

The vacant lot (Square 3189, Lot 0804) owned by Ms. Green and Mr. Holzsager is 90 feet from the applicant's property.

4. Environmental, economic, social impacts likely to happen. Converting a single-family home into an apartment building fundamentally changes what is called for in the DC Comprehensive Plan for our low density residential, single family neighborhood. It will lead to further pressures to change the zoning in our community, attracting fewer families and altering the historic character of the community. It will also increase the number of cars and traffic on our streets, along with other problems (noise, etc.) that stem from increased, unplanned density. There are many, new small studio-sized apartments recently built in appropriately zoned properties that are within walking distance.

5. Other relevant matters. This property is within the boundaries of the Takoma Park Historic District. We believe that even if the exterior is not being changed, converting single-family homes into apartments will degrade the character of the historic district.

6. Significant/distinctive/unique affects on us. We are among the closest and most directly affected residents. Loretta Neumann and Daniel Smith see the applicant's property (7100 Blair) from their front porch. In addition, Ms. Neumann and Mr. Smith also care for the D.C.-government-owned lot (Square 3189, Lot 0802) at corner of Piney Branch Road and Blair Road, NW which abuts the applicant's property and is directly across the street from their home. And Ms. Green and Mr. Holzsager own the aforementioned lot (Square 3189, Lot 0804) and also care for it.

(End of Submission)