



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:	LINDA GREEN		
Address:	1219 I STREET, SE, Washington, DC 20003		
Phone No(s):	202-549-5699	E Mail:	Lgreen10@gmail.com
I hereby request to appear and participate as a party in Case No.:		18964	
Signature:	L M Green	Date:	2/28/2015
Will you appear as a(n)	☐ Proponent ☒ Opponent	Will you appear through legal counsel?	☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel. Not at this time

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 additional page for 1211, 1217, 1219
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) Owner, trustee
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.) the backyard to 1230 Potomac
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 additional page
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 additional page
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 additional page

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.

February 28, 2015

To Whom It May Concern:

Below are my answers to the "Party Status Criteria for Case No. 18964.

For Question 1:

As Owner and Trustee to the properties at 1211 I Street, SE; 1217 I Street, SE; and, 1219 I Street, SE; these 3 properties will adversely be impacted by the construction of the 8-unit apartment condominium building planned for 1220 Potomac Ave, SE.

The impacts are as follows:

- 1) 1215, 1217, and 1219 are currently land locked. There is no alley, no easement, and no rear egress for these 3 properties and per DC Code 101.2.4 Intent "... and safety to life and property from fire and other hazards attributed to the built environment and to provide safety to fire fighters and emergency responders during emergency operations." by constructing a 3-story building directly on the property lines. This building will exacerbate the situation.
- 2) These 3 properties facing I Street are 2 story properties without a basement. Thus, having an extra story towering over these properties will present a claustrophobic like feel.
- 3) There will be no soft separation between these properties and the planned building. Currently, the rear for these properties have a back yard view to the existing structure at 1220.

For Question 4:

The environmental impact are as follows:

- 1) Currently there is 1 condenser at the existing structure. The planned building's drawings show 8 condensers will be at the property. Thus the noise level will increase significantly whether these condensers will be for Central Air Conditioning (CAC) only or for Heat Pumps. If CACs, then they can be running continuously day and night from March thru October depending upon the occupants health situation. If Heat Pumps, then they can be running year round. For example, the previous owners of 1220 ran their CAC continuously. Instead of having the 8 units on the ground level, I recommend the architect look at placing the 8 units on the roof and towards the front which faces Potomac Ave. Any noise from the 8 units should not be as impactful due to the vehicular traffic that already occurs on Potomac Ave.
- 2) The location of the trash/recycling bins near or against the side of 1211 I Street can become a health and air issue. By placing these bins there, it will attract additional pest and rodent problems to the area. The frequency the 8 unit building will service these bins will be paramount. They will have to have a private service and that service will need to come out daily.
- 3) There will be no soft separation between these properties and the planned building. Currently, the rear for 1217 and 1219 have a back yard view to the existing structure

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at 1220 Potomac. Thus, there is natural light and ventilation surrounding these properties at the 7' or lower level.

The economic impact is as follows:

- 1) The potential devaluation of the properties at 1215, 1217, and 1219 due to the fact there is already an apartment building in front of these properties (i.e. Potomac Gardens) and then to have another apartment building literally behind these properties on the property line may make these properties less desirable for future resale.

For Question 6:

As Owner and Trustee, I will be significantly and uniquely affected by the zoning action than other persons in the general public because I will have to live with this 3-story unit every day when I look out my rear door, rear windows, or use my backyard.

Please find enclosed pictures from the I Street front and back perspective. Since none of the "Color Photographs" that I saw online on the DCOZ website, took in consideration the construction of this building impact on the properties behind it. I motion for reconsideration or rehearing regarding the approval of the "Architectural Plans and Elevations" proposed at 1220 Potomac Avenue, SE.