



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:	Zdenek Becka		
Address:	5238 Sherrier Place NW		
Phone No(s):	202-412-0671	E Mail:	vajce@mac.com
I hereby request to appear and participate as a party in Case No.:		18983	
Signature:	Z. Becka	Date:	01/16/2016
Will you appear as a(n)	Opponent	Will you appear through legal counsel?	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?
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.

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.

Going before the Zoning Commission or Board of Zoning Adjustment
Case No. 18983
Form 140-BIT NO.37

BZA – 18983

January 15, 2016

Zdenek Becka

5238 Sherrier Place NW

Washington, DC 20016

Party Witness Information

1. A list of witnesses who will testify on the party's behalf;
 - a. Zdenek Becka (self)
2. A summary of the testimony of each witness (Zoning Commission only);
 - a. Adding a habitable secondary structure to an already crowded lot will adversely affect neighboring property values and usability due to (potential crowding, cut sightlines, and concentrated water runoff).
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);
 - a. No witnesses listed are offered as expert witnesses
4. The total amount of time being requested to present your case (Zoning Commission only).
 - a. 7 minutes

BZA – 18983

January 15, 2016

Zdenek Becka

5238 Sherrier Place NW

Washington, DC 20016

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?
 - The significant increase in the second structure size, shape, and position along with its conversion into a habitable, potentially rentable, property will have a negative effect on our property value.
 - The 22% increase in 5236 Sherrier Place NW lot occupancy, from the current 41% to a total of 50% lot occupancy detracts significantly from the saleability of the neighboring lot(s).
 - While the from-street character is not changed by the proposed structure, the nature of the lot is changed drastically as compared with the existing shed: the proposed structure's overall height is higher, the roof peak is moved off-center, and the entire structure spans virtually the entire width of the rear of the lot (closer to the property line). These significant differences with the existing shed coupled, with the an actual lot height difference (approximately 1 foot) will result in a crowded feeling when looking from the 5238 Sherrier Property.
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
 - Owner (with outstanding mortgage).
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.)
 - Direct neighbor. 0 feet horizontally, approximately 1 foot vertically along lot property line.
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?
 - Sherrier Place can be characterized as a single family neighborhood and current and future residents expect that to continue in the future. If we are permitted to build extra habitable properties to solve short term problems, this will create a material, negative change in the neighborhood social contract and depress future property values.
 - Given that the lot at 5236 Sherrier Place NW has a higher elevation than 5238, and the increased area of the proposed structure, the rain water run-off patterns will likely concentrate water flow onto the 5238 Sherrier Place NW lot. Potentially, this concentrated runoff will have negative consequences in terms of erosion.

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.

- Due to the expected lengthy construction time, combined with the negative effect construction has on water run-off and run- into 5238 Sherrier, the construction will decrease the usability and stability of the neighboring lot.

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

- Since the direct effects of the proposed structure are largely confined to the direct neighbor's properties, the direct neighbors' interest is more affected by the proposed zoning action than the general public.