

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.