



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:	Jane Waldmann		
Address:	5332 42nd St NW Washington DC 20015		
Phone No(s):	202 686 1446	E Mail:	jciw-center@erols.com
I hereby request to appear and participate as a party in Case No.:	18990		
Signature:		Date:	4/25/15
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 checked="" 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?
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.

## J Waldmann Request for Party Status – BZA 18990

1 Relief granted for any option excepting Option 4 which puts stairs in their original location and which I do not oppose, will affect the privacy and enjoyment of my porch, and reduce the light in my basement. In the other three options, the stairs are located in the side yard buffer resulting in the loss of plantable green space

2. I am the owner of the property.

3. The properties are contiguous and share a party wall extending approximately 32 feet. The original houses had porches, now enclosed, extending a further 8.3 feet but narrower than the overall width and therefore not sharing a party wall. The space between the two properties' porches provided an exit landing from the back door and stairs to ground level. My landing and stairs are in the original location thus maintaining the space between my porch and the property line with the applicants.

If relief for any option excepting Option 4, is granted, the value of my property will be reduced by the proximity of the applicants' deck. Having only my own stairs as buffer between the two outdoor living spaces will place unacceptable limits on my ability to enjoy my porch.

5. When this pair of houses was built, they were mirror images. They were designed with porches, now enclosed, extending from the back. These porches did not extend the full width of the houses, creating a space on each side of the property line between the porches. In the center of the two properties, each had a landing onto which kitchen doors open. The landing leads to stairs to ground level. This separation, I believe, suggests an intent on the part of the architect who designed these homes in 1926 to create distance, and therefore privacy, between the original first and second floor porches. That original buffer has been maintained by the six or seven owners/occupants, for nearly ninety years. Privacy is no less valuable today than it was in 1926. The previously existing deck on the applicants' property maintained the space between outdoor living spaces.

6. I am uniquely affected by the applicants' request as I am the only person who shares a party wall and who has no side yard buffer on our shared property line. Nearly all of the 200 footers who have submitted letters of support will be unaffected, either because they will not see the deck or, if they can see it, their properties are across a 15 foot alley or buffered by side yards or intervening properties.