

Party Status Request Case #19044

by Julia Nanay, owner of 1510 Caroline St., NW, neighboring property

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?

- a. The proposed construction i) out to the rear, ii) up two stories and iii) sideways across the side yard up to the property line, will decrease natural light and air to my adjacent property at 1510 Caroline St., NW. The mass and height of the proposed addition will reduce the amount of natural light and air from the southeast, affecting both the first and second floors of my property, and shade the backyard.
- b. A tree on the east side edge of 1510 Caroline St, NW property could be negatively affected by the action requested of the Commission/Board. The tree and in particular its roots could be severely damaged by construction so close to it, especially by the proposed extension to the one-story side entrance. The tree has been maintained by myself over the last 25 years and is one I intend to keep.
- c. A proposed extension to the one-story side entrance would eliminate the side yard, extend along the property line with 1510 Caroline St, NW, and directly abut the existing fence. This would affect the enjoyment of my property. As the one-story extension will be higher than the existing fence, the mass and height of this extension will be clearly visible along its side wall.

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

- a. Owner of the property.
- b. Witness is the long-term tenant, who has lived there for over seven years since 2008.

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.)**

Less than 50 feet

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?

- a. If the action requested of the Commission/Board is approved, the light and air available to both the first and second floors of my property, specifically in the rear, will be reduced by the mass and height of the proposed two-story rear addition. The proposed one-story side extension would reduce the light and air entering the east side windows on the first floor of my property.
- b. A proposed extension to the one-story side entrance would eliminate the side yard, extend along the property line with 1510 Caroline St., NW, and directly abut the existing fence. This would affect the enjoyment of my property. As the one-story extension will be higher than the existing fence, the mass and height of this extension will be clearly visible along its side wall.
- c. Both the above issues could negatively affect the value of my property.
- d. A wider social and environmental impact is that side yards between the houses are part of the historic, symmetrical layout of Caroline Street, allowing natural light and air between the houses. If the action requested of the Commission/Board is approved, it could impact the unique character of Caroline Street, which is part of the U Street Historic District. The National Register nomination form for the U Street Historic District specifically calls out the 1500 block of Caroline Street as distinctive. It states that developer Diller Groff's "paired duplex design on Caroline Street...is unique in the area. Located on the outer fringes of the neighborhood when constructed, these duplexes with side yards separating the houses are similar to suburban houses in LeDroit Park and other areas on the fringes of the city limits developed during the 1870s." The 1500 block of Caroline Street is "unusual for the neighborhood, as it was developed with two-story, detached brick duplexes with narrow side yards." (National Register of Historic Places Registration – Greater U Street Historic District, 1998).

- e. A more than 25-year old tree on the east edge of the 1510 Caroline St., NW property could be negatively impacted by the action requested of the Commission/Board. The tree, and in particular its roots, could be severely damaged by the construction so close to it, especially by the proposed extension to the one-story side entrance.

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.

- a. The privacy of use of my rear yard could be compromised by the construction of a proposed terrace on top of the proposed two-story rear addition.
- b. My property's design incorporates a rear glass wall that looks onto the garden in the rear. The glass wall was built to provide additional light to the original house and if the requested action is approved, it will have a large negative impact on the light and air now available to my property.

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.

My property directly abuts 1508 Caroline St., NW to the west and is most directly affected by the proposed zoning action.