



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 141 - INTERVENOR 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: THIS FORM IS FOR APPEALS ONLY.
(Please see reverse side for more information about this distinction.)

Name: **Lyn Abrams**

Address: **1119 Allison St. NW, Washington, DC 20011**

Phone No.(s): **202-726-0389** E Mail: **lynster3@gmail.com**

I hereby request to appear and participate as an intervenor in Appeal No.: **19067**

Signature: _____ Date: **10/13/15**

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.

Name: **N/A**

Address: _____

Phone No.(s): _____ E Mail: _____

INTEVENOR CRITERIA:

On a separate piece of paper, please answer all of the following questions referencing why the above person should be granted intervenor status, pursuant to 11 DCMR § 3112.15:

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

2. How will the property owned or occupied by such person, or in which such person has an interest, be affected if the Appeal before the Board is approved or denied?

3. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the Appeal before the Board is approved or denied.

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 Board is approved or denied?

5. What is the distance between the person's property and the property that is the subject of the Appeal before the Board? (Preferably no farther than 200 ft.)

Intervenor

Individuals who have a serious interest in the outcome of an Appeal heard before the Board of Zoning Adjustment (BZA) can request to “intervene” in the proceedings and participate in the Appeal. The Board may grant intervenor status to any person meeting the standards enumerated in 11 DCMR § 3112.15.

The Board may limit an intervenor's participation in the Appeal. Once granted such status, subject to any limitations imposed by the Board, an intervenor shall be treated like any other participant in the proceedings, with the same rights and obligations attendant thereto, including those contained in 11 DCMR § 3111.

Any Appellant, Appellee, or other Intervenor may object to the participation of another person as an intervenor by filing, at or before the commencement of the hearing, a written objection and serving a copy of the objection upon the person seeking such status and upon all other participants.

INSTRUCTIONS

Any request for intervenor status as provided in the Title 11 DCMR that is not completed in accordance with the following instructions shall not be accepted.

1. All applications shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form (drawings and plans may be no larger than 11" x 17").
2. Present this form and supporting documents to the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001, not less than fourteen (14) days prior to the date set for the hearing.



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.

ATTACHMENT A TO FORM 141 – INTERVENOR REQUEST (LYN ABRAMS)

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

I am the owner of the adjoining rowhome to the west of the property that is the subject of the appeal.

2. How will the property owned or occupied by such person, or in which such person has an interest, be affected if the Appeal before the Board is approved or denied?

I believe that the building permit for the subject property was issued in error and violates the Zoning Regulations. If the appeal is denied, my home will be irreparably damaged by the construction of an apartment building that is too large for the lot and is out of scale with nearby homes.

3. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the Appeal before the Board is approved or denied.

I adopt the statements of Appellant, ANC 4C, and Intervenor, Concerned Citizens of Allison & Buchanan Streets. If the appeal is denied I will be aggrieved in several ways. First, the construction of the building will damage my property. Second, the size of the apartment building will block air and natural light to my home. Third, the building will increase density that is greater than what is contemplated for the R-4 District and will overwhelm the existing infrastructure.

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 Board is approved or denied?

If the appeal is denied, my property value will decrease because my home adjoins the subject property. The rear addition, balconies and rear stairs will extend approximately 60 feet from the existing rowhouse. The 45-foot addition will span the entire width of the lot. This massive building will block air, circulation and natural light to my property and will make my home undesirable. The number of toilets (9), sinks (at least 12) and bathtubs/showers (6) will overwhelm the sewer system and likely will cause flooding in my basement. Furthermore, water will run off of the roof onto my property because the apartment building will be constructed on the lot line.

5. What is the distance between the person's property and the property that is the subject of the Appeal before the Board? (Preferably no farther than 200 ft.)?

My property adjoins the subject property.