



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: Paulo Gusmao and Katherine Filardo
Address: 305 Taylor Street NW, Washington, DC, 20011
Phone No(s): 301-395-8818 E Mail: gusmaopaulo@gmail.com

I hereby request to appear and participate as a party in Case No.: 19112

Signature: Date: 10/3/2015

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:
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.

Office of Zoning Adjustment
District of Columbia
CASE NO.19112
EXHIBIT NO.25

Party Status BZA Application Case Number 19112

Party Status Request of Paulo Gusmao and Katherine Filardo, property owner of 305 Taylor Street NW

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 action requested of the Commission will have a substantial adverse effect on the use and enjoyment of our home and property at 305 Taylor St, in particular it will adversely impact the light and air available to our yard and rear windows, the privacy of use and enjoyment of our property will be unduly compromised; and it will substantially visually intrude upon the character, scale, and pattern of houses along our street and alley.

2. What legal interest does the person have in the property?

We are the owners and occupants of the adjacent property at 305 Taylor St NW,

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

We are adjacent to and share a party-wall with 307 Taylor St NW.

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?

Environmental impacts: Basement flooding, storm water issues from the scale of the development and the paving over of neighboring open space, and the loss of productive gardening space due to loss of light.

Economic impacts: Expenses associated with basement flooding, potential foundation and structural reinforcement costs, loss of light for future solar panels, potential construction cost to alter our own rear addition to mitigate the unpleasant view of our neighbor's wall.

Social impacts: Physical isolation from neighbors down the street where views and conversations were open before, they will be blocked by the proposed structure at 307 Taylor St NW.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action required of the Commission/Board is approved or denied.

NA

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.

We are an adjacent property with a shared property line and party wall.