



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

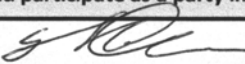


FORM 140 - PARTY STATUS REQUEST

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:	Geoffrey Dow			
Address:	1714 Hobart St NW			
Phone No(s):	2403511167	E Mail:	geoffdow@hotmail.com	
I hereby request to appear and participate as a party in Case No.:		19256		
Signature:			Date:	April 18, 2016
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.

CASE NO. 19256
EXHIBIT NO. 25

Furthermore, because there are currently no existing rear protrusions on neighboring properties, and they all have non-conforming structures, the variance if granted would create a precedent that would allow others to potentially build out second or third floor protrusions as much as ten feet from the existing structure.

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

Geoffrey S. Dow and Christina Werth are owners of 1714 Hobart St NW and have a mortgage on the property.

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.)

1714 Hobart St NW shares a party wall with 1716 Hobart St NW and is one of two immediate neighboring properties.

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?

We enjoy living in a unique and close-knit community in the vicinity of 1716 Hobart St NW where the historic character of the neighborhood which has remained largely unchanged for nearly 100 years.

One of the historic aspects of the neighborhood we enjoy is the visual appeal of the similarity of the dwellings on Hobart St. There are no vertical or rear additions of the kind proposed by the Applicant in the proximity of 1716 Hobart St NW. We are concerned this would change if the zoning variance is granted.

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.

If the BZA denies the variance it would have the effect of preserving the existing historic character of the neighborhood enjoyed by owners of 1714 Hobart St NW and other residents in proximity of 1716 Hobart St NW. This is because most if not all properties in the vicinity are non-conforming from a lot occupancy so a precedent would be set. Many of the residents in the proximity to 1716 Hobart St NW believe that this serves the public interest.

Conversely, if the BZA grants the variance it would also create a precedent, by allowing vertical and rear additions in an area of Mount Pleasant that already has high lot occupancy. We think this will create a precedent for many more such structures which we do not believe is in the public interest.

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.

The right to light, air and privacy enjoyed by the owners of 1714 Hobart St NW will be affected more by the rear additions than ordinary citizens of Washington DC due to proximity to 1716 Hobart NW (immediate neighbor and shared party wall).

As a resident located within 200ft of 1716 Hobart St NW we enjoy living in a unique historic and close knit community in which the historic character of the neighborhood has remain largely unchanged. There are no vertical or rear additions of the kind proposed by the Applicant in the proximity of 1716 Hobart St NW, and granting of the zoning variance would set a precedent that would allow the proliferation of such structures. Thus the character of OUR neighborhood will change if the variance is granted

Geoffrey Dow is writing on behalf of the co-owners of 1714 Hobart St NW, both of whom wish, together, to be a Party to the case.

PARTY WITNESS INFORMATION

1. A list of witnesses who will testify on the party's behalf;

Geoffrey Dow

Christina Werth

2-3 residents who live in close proximity to 1716 Hobart St NW

More if Applicant substantively changes application prior to the hearing

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

Co-owner of 1714 Hobart St NW

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

No expert witnesses

4. The total amount of time being requested to present your case (Zoning Commission only).

20 minutes

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 Applicant proposes to build a third floor addition on top of an existing two story structure with a full basement and the designs include three foot rear protrusions beyond the existing wall lines.

All the residences on the south side of Mt Pleasant Street between 1700-1732 Hobart St share a contiguous rear wall plan in which there are no second floor protrusions of the kind proposed by the Applicant. Furthermore, there are no third floor additions, or rear protrusions of the kind proposed by the Applicant.

As a practical matter the proposed rear protrusions on the second and third floor will substantially impede the right of owners to enjoy light, air and privacy.

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