



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



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions. 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.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	Mark Stilp		
Address:	1203 Staples Street NE, Washington, DC 20002		
Phone No(s):	(cell) 312-505-6275	E-Mail:	MSTILP@GMAIL.COM
I hereby request to appear and participate as a party in Case No.:			
Signature:	/S/ Mark Stilp	Date:	06/20/2018
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:	N/A		
Address:	N/A		
Phone No(s):	N/A	E-Mail:	N/A

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for: July 11, 2018

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;
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; and
4. The total amount of time being requested to present your case.

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?	see attached
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)	see attached
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.)	see attached
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?	see attached
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.	see attached.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character zoning action than that of other persons in the general public.	see attached.

Board of Zoning Adjustment
District of Columbia
CASE NO.19757
EXHIBIT NO.46

Form 140 – Mark Stilp’s Request for Party Status in Opposition
BZA Case No. 19757

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’s proposed development would significantly impact my solar energy system, which the applicant has failed to mention in any documents filed with the BZA. I informed the applicant of my solar energy system on May 19, 2018, more than a month ago, and the applicant has yet to correct or amend the record.

The applicant’s proposed development would negatively impact my ability to use and enjoy my property.

The applicant’s proposed development would significantly degrade my properties light and air.

The applicant’s proposed development would create an unreasonable nuisance to me and my property.

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

I have legal interests as the owner and occupant of 1203 Staples Street NE.

My spouse, Lindsey Anna, and I own and occupy the property (1203 Staples Street NE). Our 11-month old son also lives at 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?*

The distance between my property and the applicant’s property is zero (0) feet.

My property and the property subject to the application are adjoining and immediately adjacent to one another. There is no distance between the two properties.

4. *What are the environmental, economic, social, or other 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?*

My home, attached to the property at issue, receives much of its light from the rear windows and sky lights. The applicant’s tall and large proposed addition significantly impacts my use and enjoyment of my property.

The applicant’s proposed development significantly impacts my solar energy system and significantly impacts the natural light available to my home and family.

Form 140 – Mark Stilp’s Request for Party Status in Opposition
BZA Case No. 19757

My home has large rear windows in the basement, first level and second level and has three skylights. The proposed development would severely impact the light and air available to my home. The applicant’s proposed design would severely degrade the light and air currently enjoyed by my family.

The proposed development would forever alter Trinidad’s beloved design elements. The proposed development’s impacts to the architectural elements of the property would be visible from all three public view points (front—Staples St, side—Morse St., and rear—alley between Staples and Holbrook) of the applicant’s property.

None of the rowhomes that share alley with this property have a third floor or such a deep rear addition. None of the homes on the applicant’s side of the 1200 block of Staples Street have an altered front façade or roofline. The applicant’s design would substantially intrude upon the visual character, scale and pattern of houses along the 1200 block of Staples street and the alley behind the 1200 block.

Environmental: The applicant’s proposed development would significantly impact the environmental benefits of my solar energy system. Should neighbors at 1205 Staples ever want to install a solar energy system, the proposed development would also significantly impact that system. The proposed development would degrade the light and air quality currently available to me and my family (e.g., hinder necessary air and light to garden in my back yard and on my two rear porches).

Economic: The proposed development would have negative impacts on my property value. It would also cause significant economic damage to me and my family by reducing my solar energy production (reducing the amount of money that I save on my electric bill and reducing value/number of my Solar Renewable Energy Credits). In total, the proposed development would cause tens of thousands of dollars in economic harm to me and my family.

Social: The proposed development would eliminate my view of Morse Street and my ability to keep my eyes on the street and interact with my neighbors. Having neighborhood “eyes on the street” is a known social benefit and crime prevention measure. My side of the 1200 block of Staples Street is made up entirely of single family homes and the proposed development would forever degrade that social makeup.

- 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.*

The proposed third floor would create hazardous snow drifts on my roof that could completely cover my solar panels. Additionally, the weight of the snow drifts could damage my home/roof and create unsafe living conditions.

Form 140 – Mark Stilp’s Request for Party Status in Opposition
BZA Case No. 19757

The proposed development would destroy approximately 800 square feet of naturally occurring permeable ground which leads to excessive runoff that the neighborhoods infrastructure was not built to handle.

The proposed development would require the removal of two well established trees enjoyed by me and my neighbors.

6. *Explain how the person's interests will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.*

My family’s interests would be most impacted by the proposed development because our home is immediately next door and adjoined to the property at issue. By proximity, all impacts of the proposed development would be felt by me, my family and our home more than anyone else in the area. My light and air would be most significantly impacted and our property is most at risk to flooding from the additional runoff.

Form 140 – Mark Stilp’s Request for Party Status in Opposition
BZA Case No. 19757

Party Witness Information

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

Mark Stilp, Esq.

2. *A summary of the testimony of each witness;*

Provide factual and legal explanations of the environmental, economic and social impacts of the proposed development that will impact and affect me, my family, my property and my neighborhood.

Provide factual and legal explanations of my respectful opposition to the owner’s application for a special exemption to avoid the third floor pop-up setback requirements.

Provide factual and legal explanations of my respectful opposition to the applicant’s allegation that the property at issue, 1201 Staples Street, is an “existing non-residential building.”

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; and*

N/A. Currently, I intend to personally present my respectful opposition.

4. *The total amount of time being requested to present your case.*

To present my case, I request the full allotment of time allowed by the regulations.