

Capitol Place PUD  
Dreyfus Square 752Form 140  
(Revised 03/15/02)

Case No. 05-37



## PARTY STATUS APPLICATION

Notice: [Click Here for Application Form Instructions](#)

Name:\* Sam and Sue Marullo

Address:\* 710 Third St., NE

City:\* Washington

State:\* DC

Zip:\* 20002

Phone:\* (202)543-3179

Fax:

Email:

sam.marullo@verizon.net

I, hereby request to appear and participate as a party.

Signature:

Sam Marullo  
Sue Marullo

Date:\* 04/22/07

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:

City:

State:

Zip:

Phone:

Fax:

Email:

Please answer all of the following questions referencing why the above person should be granted party status.  
(If you require additional space, please attach an additional sheet.)

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 Board?\*

We live on Square 752 across the alley from the proposed project site. The scale of the project proposed by the developer is too large and too high density for the site. The upzoning and PUD request should be denied because the project will recent in an inappropriate transition from high density commercial building use to 2- and 3-story residential townhouses on the same square. The developer already has adequate zoning designation for constructing a mix of commercial and residential use building. With the recent adoption of the H Street Overlay, the developer has already attained a de facto zoning upgrade. No such further increases are justified. There is no need to mix such high density commercial building on a block occupied by R-4 historic rowhouses that are over 100 years old.

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

Owner

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board?  
(Preferably no farther than 200ft.)\*

10 feet—across the alley

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?\*

We will lose privacy in our back yards. The higher density will increase traffic and parking congestion in the neighborhood. The construction process itself will contribute to the aging and deterioration of our properties. The blockage of afternoon sunlight and restricted views by such a tall structure will be a permanent loss in our quality of life. All of these factors will decrease the resale value of our property.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.\*

The construction process will damage our property and the developer is not willing to make any concessions to protect our property in the construction phase. The developer has not offered any amenities of any substance to the surrounding community. The developer has not compromised in response to a single proposal set forward by the residents of the community. It is clear that the developer has no intention of being a good neighbor or being responsive to the community. Only a denial by the Zoning Board will force the developer to listen seriously to the community and respond reasonably in the process. We therefore request that the Zoning Committee deny the project proposal.

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 person's in the general public.\*

Due to our location on the square, with the proposed building rising 70 or more feet from our back yard, we are adversely impacted by the project. The construction will also likely produce damage to our 112 year old rowhouse.

ZONING COMMISSION  
District of ColumbiaRECEIVED  
DC OFFICE OF ZONING  
2007 APR 23 PM 3:09