Form 140
(Revised 03/15/02)

Case No. 16987

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
Ewers	Larry	W.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
1205 Clifton St., N.W.		Washington,	D.C.	20009

Phone No.	Fax No.	E-Mail
202-332-0834	202-332-9413	lewersco@yahoo.com

Signature: Larry W. Ewers Date: 2/25/03

Will you appear as a(n) ☐ Proponent ☑ Opponent and witness. Will you appear through legal counsel ☐ Yes ☑ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

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?

See attached

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.) ∅ (abutting) (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 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 Board is approved or denied.

See attached

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.

See attached

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BZA
Case No. 16987
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO. 16987
EXHIBIT NO. 27

Attachment to Party Status Application for Larry W. Ewers
BZA Application No. 16987

1. The proposed structure significantly reduces light and air to the rear yard of the person requesting party status, and towers approximately 12 feet above it. The privacy of use and enjoyment of the rear yard of said person is unduly compromised by the proximity, height, position, and commanding presence of the deck structure, which occupies the entire designated rear yard area of the subject property and rises up to 14 feet above grade level at the alley.

2. Owner.

3. The subject property abuts the property of the person requesting party status, sharing a common side lot line, which runs the entire depth of the respective lots.

4. Environmental impact: undue reduction of light and air circulation; substantial visual intrusion, as viewed from the alley, of the addition upon the character, scale and pattern of houses along the subject street frontage. Social impact: reduction in privacy of use and enjoyment of rear yard. Economic impact: reduction in sale and/or rental value of the property. Estimated reduction in value of property (based on value after redevelopment): $50,000.

5. Approval of the requested action by the Board to allow the applicant to erect a permanent structure which appears to be inconsistent with the intent of the zoning regulations, would unreasonably and unjustly confer an economic advantage on the applicant, while effectively imposing a corresponding economic penalty on the person requesting party status.

6. The rear yard of the person requesting party status is relatively lower than the rear yard of the adjoining property on the uphill (west) side of the subject property; thus the effective height of the proposed structure is greater with respect to the grade level of the rear yard of the person requesting party status than with respect to other adjacent properties. Since the edge of the proposed structure is essentially on the (party) lot boundary line, points immediately adjacent to the proposed structure, in the rear yard of the person requesting party status, will be completely and continuously shaded for the entire afternoon each day by the proposed structure. Direct sunlight is already scant in the rear yard, which is on the north side of the dwelling structure. The proposed construction reduces sunlight incidence to the back yard further still. The subjective impression of one standing in the rear yard of the person seeking party status, is of being boxed in and overshadowed by the proposed structure.