Form 140
(Revised 03/15/02)

Case No. 17004

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
Groshko	Christopher	X

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
238 12th St, SE		Washington	DC	20003

Phone No.	Fax No.	E-Mail
202-543-3541	202-543-5352	Groshko9@AOL.com

I hereby request to appear and participate as a party. Signature Date 3/25/03

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: 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~~ ~~Neighbor~~ See Attached

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.)

~~40 to 50 feet~~ 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

BZA
Case No. 17004
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17004
EXHIBIT NO. 29

1. My property will suffer from the increased noise, trash and parking congestion from the potentially increased number of tenants, as well as the defacing of this historic property that was built along with my house. The conversion of 244 12th street, SE to a three-unit apartment building will also, I believe, negatively impact the value of my home by making it less desirable to those wishing to live in a truly residential district.

2. I am an owner of 238 12th street, SE and close neighbor of 244 12th street, SE.

3. My property is 40 to 50 feet from the subject property.

4. As stated in question one, conversion of 244 12th street, SE to a three-unit apartment building will increase parking problems, traffic congestion (both driving and pedestrian), trash issues (the subject property has only had one trash can and one recycle bin for its tenants for well over a year, we find two of each occasionally insufficient for our two-unit property, if converted, I fear even more trash left out in front of this building to attract rats and stray animals). The proposed conversion will also impact my property's value negatively. I bought in this area in order to distance myself from the multi-unit environment in so many areas of this city. Having lived in Dupont Circle and Woodley Park, I was well aware of the hassles (parking, noise, etc) one must endure in them. I was willing to pay a premium to buy my property because of the residential nature of the block. I believe that, if allowed, this conversion would set a precedent that could easily change the character of the neighborhood and subsequently decrease the value of my home.

5. As stated above, this proposal could set a dangerous precedent. If approved, will future applications from 236, 238, 240, and 242 12th street, SE be approved as well? These four properties are functionally equivalent to 244 12th street, SE. Is this destined to become a row of fifteen apartments in the middle of a very residential block? Is this a quiet Capitol Hill neighborhood or Woodley Park? In the March 4th ANC Zoning Committee meeting Mr. Platt made it very clear that the law allows him to have up to 12 tenants in his current two units and would allow him to up to 18 tenants in the proposed three units. He proceeded to say that we should feel "lucky" that he has only had four people in there recently. Even if he currently intends to maintain that number of tenants, what is to stop him from changing his mind in the future, or selling the property to someone who doesn't share his stated opinion? Zoning laws and Boards were created to keep things like this from happening to the detriment of a community. I feel that this property is not exceptional and does not warrant this variance.

6. The conversion of 244 12th street, SE into a three-unit apartment building will not directly impact the vast majority of the general public; it WILL impact the people who live in close proximity to it for all the reasons stated above. Living and owning a home three doors down from it, I definitely have a significant and distinct interest in the outcome of this application.