Form 140
(Revised 03/15/02)

Case No. 17150

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
KING	JOHN	L.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
709 QUINCY ST. NW		WASH	DC	20011

Phone No.	Fax No.	E-Mail
(202) 545-0691		King_johnL@hotmail.com

Signature: [signature] Date: 18 MAR 2004

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 Letter 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.) < 20 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 Board is approved or denied?

– see letter 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.

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.

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BZA
Case No. 17150
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17150
EXHIBIT NO. 24

John L. King
709 Quincy St. NW
Washington, DC 20011

Chairperson
Board of Zoning Adjustment
441 4th St. NW
Suite 210
Washington, DC 20001

March 18, 2004

Dear Sir or Madam,

This letter is in reference to Case Number 17150 before the Board, an application for zoning variance by the First Baptist Church SW, Inc., at Square 3131, Lots 41 and 833.

My property (Square 3131, Lot 26) is immediately south of the lots in question. The lots in question are within direct view of my property. Our lots are no more than 20 feet apart, and our structures are no more than 300 feet apart (and probably less). I believe I have an interest in the zoning variance coming before your board.

Because of the natural gradient between Randolph and Quincy Streets, Lots 41 and 833 are slightly above my property. My property ends at a 6-foot tall retaining wall that compensates for this gradient. A 6-foot tall fence on top of that retaining wall does not block out views of the Lots in question: as the properties currently stand, Lots 41 and 833 dominate the view from my rear windows. Natural light, viewsheds, noise and privacy are potential concerns.

The R-4 zoning applicable to Square 3131 restricts residences and churches to three stories/40 feet. A variance that permits an additional story would exacerbate the natural gradient between Randolph and Quincy Streets, and might produce structures that truly loom over my property.

I would like to be clear that I do not consider myself an opponent of this zoning variance. The applicants are great neighbors. Furthermore, I support transit-oriented development and efforts to increase density in areas near Metro stops.

However, zoning exists for many good reasons. Excessive building heights threaten the pleasing scale of buildings that are found throughout Petworth. In addition, the church on the corner of New Hampshire Ave. and Randolph Street is a beautiful building; a zoning variance should be granted only if plans do not negatively affect the architecture of that building. (For instance, a 4-story "concrete box" should not be allowed.)

I thank the Chair for the opportunity to express my concerns and opinions to the Board, and I ask only that my concerns be considered in the ruling of this case.

Sincerely,

