Form 140
(Revised 03/15/02)

Case No. 17204

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
FALON	PAUL	H.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2504 I ST., N.W.		WASHINGTON	DC	20037

Phone No.	Fax No.	E-Mail
202. 337. 8281	202. 625. 1791	falonpa@ffhsj.com

Signature: Paul H. Falon Date: 9-3-04

Will you appear as a(n) ☐ Person ☑ Organization? Will you appear through legal counsel ☐ 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 ATTACHMENT

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

SEE ATTACHMENT

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.)

SEE ATTACHMENT

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 ATTACHMENT

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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 ATTACHMENT

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 ATTACHMENT

BZA
Case No. 17204
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17204
EXHIBIT NO. 29

Paul H. Falon
2504 I Street, N.W.
Washington, DC 20037

Answers to Questions in Support of
Application for Party Status in Zoning Case No. 17204

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?

   The proposed three-story addition to 2512 I Street, N.W. would extend the dwelling to the rear property line, block the existing views of open space from the rear of my property (and that of my immediate neighbors) to the west and southwest, and substitute a disproportionately large building that would deprive my property (and that of my immediate neighbors) of light, all contrary to the zoning requirements for the Foggy Bottom Overlay District set forth in, *inter alia*, 11 DCMR 1521.3(b) and (d).

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

   Owner of Square 17, Lot 815.

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.)

   Approximately 50 feet (three lots in between my property line and the property line of 2512 I Street).

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?

   Construction of a three-story addition extending to the rear of the property line at 2512 I Street would disrupt the small scale and open space that currently characterize the properties at the corner of 25th and I Streets, *i.e.*, 824-828 25th Street and 2502-2508 I Street, and especially the adjoining rear yards of those properties, again contrary to the zoning requirements for the Foggy Bottom Overlay District set forth in, *inter alia*, 11 DCMR 1521.3(b) and (d). In addition, extension of the dwelling to the rear property line would necessitate removal of a mature deciduous tree that provides natural beauty, filtered sunlight, and shade to my property (and that of my immediate neighbors); in its absence, the disproportionate size of the three-story addition would be starkly evident when viewed from the east on I Street. The financial value of my property (and that of my immediate neighbors) would be adversely affected by the intrusion of such a non-conforming structure into our midst.

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.

   I believe it is relevant that, so far as I am aware, the owners of 2512 I Street did not contact or make any effort to contact me (or any of my neighbors to the east of the property) to inform us or obtain our comments on the proposed addition. Evidently, the unwanted, and unlawful, consequences of the addition for the neighbors who would be most affected by it were apparent to them.

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

   As the owner of the townhouse four lots east of 2512 I Street, I will be more significantly and uniquely affected by the proposed zoning action than other persons in the general public, because, for the reasons stated above, the proposed addition would directly affect my use and enjoyment of my property and would decrease its financial value.