Form 140
(Revised 03/15/02)

Case No. 17218

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
BAXTER	CHUCK	B

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
914 WESTMINSTER ST, NW		WASHington	DC	20001

Phone No.	Fax No.	E-Mail
232-7921		CBAXTER267@AOL

I hereby request to appear and participate as a party. Signature Date: 8-8-04

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

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 sheet

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) I OWN 914 WESTMINSTER ST

I have no legal interest in 906 T street

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.)

about 140 feet

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 sheet

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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 den

BZA
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Exhibit No. 22

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.

BZA SEE ATTACHED SHEET

#22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17218
EXHIBIT NO. 22

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?

I own and live at 914 Westminster St, NW that is about 140 feet from 906 T Street. I see the back of 901 T from my home. The added height of the building ruins the aesthetic house line along the south side of the 900 block of T Street. I find the added height in the alley to be out of character with the house across the alley (908 T). This is visible from my house. The increased size of 906 T also means it can be more easily used for multiple families which will add to the congestion and noise in my neighborhood.

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?

The additional floor constructed on 906 T Street blocks the view from my house of the front tower of the house. It also destroys the historic look of the house when viewed from the north side of T Street. I believe this degradation of the historic nature of the house impacts on the general character of the neighborhood and may have the result of lowering property values, including the value of my house, in the neighborhood.

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.

Allowing a developer to renovate a building outside of the guidelines of the building regulations before getting required variances and special exceptions sends an unhealthy message to other developers and tells the residents of a neighborhood that their interests are secondary to the interests of developers. It also erodes the historic architectural character of the neighborhood and adds increased population density. Allowing developers to build first and then get a variance (if they're questioned) only encourages more such speculative development and further degradation of the beautiful historic neighborhoods in our city. Since it's probably far more likely that variances and special exceptions will be denied before construction than after construction (due to the serious financial impact on the developer), residents are effectively cut out of any planning process affecting their neighborhood when construction goes ahead out of turn.

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.

My and other neighbor's interests are more significant, distinctive, and will likely be more uniquely affected than the general public due to the close proximity of our homes to the subject property, 906 T Street.