Form 140
(Revised 03/15/02)

Case No. 17236

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	**Staton, Ronald**				
Address:*	**2834 R St., SE**	**City:*** **Washington**	**State:*** **DC**	**Zip:*** **20020**	
Phone:*	**(202)249-2837**	**Fax:**	**Email:**	**grafros274@starpower.net**	
I, hereby request to appear and participate as a party.		**Signature:** Ronald Staton	**Date:*** 09/07/04		

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:			
Address:	**City:**	**State:**	**Zip:**
Phone:	**Fax:**	**Email:**	

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?*

While the construction of a new single-family detached dwelling in the R-5-A District at premises 2828 R Street, S.E. (square 5584, Lot 118) would be a welcomed addition to the neighborhood, this particular lot is located adjacent to the driveway for the off-street parking for members of the 2834 ACondo Association located at 2834 R St., S.E. If the construction of said dwelling would impede member's access to their paring area, then we are concerned as to whether it would be an endeavor that would affect our property and cause the members of my condo association to experience undue inconvenience.

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

I am President of the 2834 ACondo Condo Association, and an owner of a unit in the building.

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.)*

150 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?*

If it is approved without restriction, then the construction of a new single-family detached dwelling in the 5-5-A District at premises 2828 R Street, S.E. (square 5584, Lot 118) would impede members of our condo association access to their paring area.

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.*

The constuction could impose environmental problems if the building materials are not isolated to the lot. It would impose social problems if it restricts owners' access to their driveway and off-street parking.

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.*

It will significantly and distinctively affect the members of our condo association because it is located right next to our driveway and building.

BZA
Case No. 17236
Exhibit No. 20

Board of Zoning Adjustment
District of Columbia
CASE NO. 17236
EXHIBIT NO. 20



2834 ACondo Association

2834 R Street, S.E.
Washington, DC 20020

September 07, 2004

Office of Zoning
441 4th St., N.W., Suite 210 South
Washington, DC 20020

Dear Board Members:

As President of the 2834 ACondo Association and on behalf of the members of our condo association, I am submitting this written review and a Party Status Application as an opponent to the construction of a new single family detached dwelling in the R-5-A District at premises 2828 R Street, S.E. (Square 5584, Lot 118) if said construction causes damage or to our property or building and/or blocks the driveway, which is right next to the lot, restricting our members access to their off-street parking area. Such construction could further erode the condition of this driveway, and it could also cause damage to the newly renovated street, curbs and paved walkways on the 2800 Block of R Street, S.E. While such construction usually presents a nuisance due to noise, we would be tolerant of the construction of a single-family dwelling on this lot since it currently is an eyesore, but only if the construction is managed in a manner that will not cause undue inconvenience to the members of our condo association, as aforementioned, by restricting access to our property and does not damage or deface our property or building.

Sincerely,

Ronald Staton

Ronald Staton