Form 140
(Revised 03/15/02)

Case No. 17299

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
BLOCK BLOCK	Ralph Sylvia	M

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
3018 Daniel Lane, N.W.		Washington, D.C.		20015-1438

Phone No.	Fax No.	E-Mail
202-966-2199	202-966-2199	

I, hereby request to appear and participate as a party. Signature: Sylvia M Block Ralph Block Date: 2/18/05

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.
We are looking for an attorney		

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code
to represent us at the ~~attorney~~ hearing.				

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?

Please see attached statement.

BZA
Case No. 17299
Exhibit No. 20

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.)

approximately two 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?

Please see attached Statement.

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.

Please see attached statement.

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.

No one should have to be imposed upon to put up with this situation.
Please see attached statement.

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17299
EXHIBIT NO. 20

REQUEST PARTY STATUS
RALPH BLOCK AND SYLVIA M. BLOCK
CASE 17299 (SQUARE 2368 LOT 813)

When the original owners built their home in 1957 at 3010 Daniel Lane N.W. Square 2368 Lot 813. They did not plan for a single car attached garage, because there was not enough Square feet. They chose to build the largest home on the lot, for the living space, from left to right across the lot. a back cement porch on the left, and a cement drive way on the right side of the home. Which runs from the street to the back line of the home. Three cars can park in driveway, and three cars can park in front of the house. There is a total six cars parking spaces which was approved by the Zoning Board.

If the original owners wanted a single car garage they would have had to add the garage to be included into the foot print of the home, which would have reduced the living space. Based on the size of the lot which is only 9061 Sq. ft. When you look at the map of this Lot 813, it is not a conforming shape, the left side is 112.74 ft. and the right side is only 105.39 ft.

The requesting party has chosen to use the short side of the right side of their property at the rear of the yard to build a detached two car garage, which is only 105.39 ft. There are many reasons, we are having this hearing. mainly they do not have enough room for a two car detached garage and cement skirt to conform to the zoning laws. We believe not one property owner in Hawthorn subdivision, has been allowed to do this.

Most of the lots sizes that are approximately 7600Sq ft. to 8100 Sq ft. of the homes in the Hawthorn subdivision in the Washington D.C., Square 2368 have a single car garage and were placed in the foot print of the homes. The larger corner 4 lots size 10,100 Sq. ft. to 13,600 Sq ft. had more room for two car garages and were attached to the homes in the Hawthorn subdivision Square 2368 which was all approved, by the Zoning Board in 1951.

Hawthorn subdivision Square 2368, the entire stretch of backyards do not have any garage or structure within the required rear yard setback. Hawthorn subdivision, has no alleys, sewers, or curbs. The homes are near the Rock Creek Park setting. We too enjoy the park like setting that you helped to establish , by your zoning laws, 54 years ago. Now we see how important the zoning laws are.

This request to place a two car detached garage, mainly in the back at the properties common line would visually obstruct our view of the nicely manicured yards of the neighborhoods. The request to extend driveway and make a skirt, will only lead to our view of seven cars, and the side of the 21ft. garage This is like living next to an apartment building, that has a parking lot at the rear of it's building, and the smell of gas fumes discharge.

Yes this would cause a hardship, by lowering our property value. We believe most people would not like to live next to this arrangement.

There already are drainage problems between the two properties. Causing all the water that drains from the properties above, our house at 3018 Daniel Lane N.W. (square 2368 Lot 812) to drain through our rear and side yard. Because when they constructed their driveway it is much higher then the existing grade, they have been blocking all the water from draining naturally, causing a large ponding area in our yard. We have a sump pump in the rear yard, it only runs when it rains. If it rains for a few days in a row some times it does not keep up, or electric goes off, there is ponding approximately 1200 to 1500 gallons of rain water. We need relief.

This proposed action to add more cement driveway, skirt and a two car detached garage, will create more hard surfaces. Presently most of their back yard, and sidewalk slopes towards our rear yard, when it rains or snows, it will definitely change the water table, . Our foundation of our home can weaken and decay, by the excess water, ponding in our rear yard. The house will lose it's entire value. We hope they will go back to the drawing board.

We feel the Zoning Board is responsible, to continue to set the tone and characteristic of our different neighborhood properties in the District of Columbia. It is a matter of rules set in place, many years ago, to be fair to everyone, and not create hardships. We like our neighbors.

Ralph and Sylvia M. Block request Party Status and we will use an attorney at the hearing, as soon as we can find one.

Sincerely,

Ralph Block Sylvia M. Block

Ralph and Sylvia M. Block Date February 18, 20
3018 Daniel Lane N.W.
Washington D.C., 20015-1438
202-966-2199 Phone-Fax