



PARTY STATUS APPLICATION



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

NAME: Last

First

Middle I.

WATSON

Arthur

R.

ADDRESS: Street

Apt. # (if any)

City

State

Zip Code

2828 Chain Bridge Road

Washington

DC

20016

Phone No.

Fax No.

E-Mail

202-482-3616

202-482-4076

AWatson1@doc.gov

I, hereby request to appear and participate as a party.

Signature

Date

4/7/05

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.

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?

Our abutting Property will be directly and adversely affected by building huge structures on steep unstable slopes, stormwater runoff and prohibited removal of trees.

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

Owners

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.)

Our property abuts the subject property along 120 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? The proposed project is totally incompatible with the surrounding neighborhood, would endanger many trees, entail building on steep, unstable slopes, all of which would adversely affect our property value.

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 attached sheet

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.

Case No. 17309

Exhibit No. 45

2005 APR 11 PM 2:27

RECEIVED
D.C. OFFICE OF ZONING

Board of Zoning Adjustment
District of Columbia
CASE NO. 17309
EXHIBIT NO. 45

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?

Our property will be immediately and adversely affected by proposed building of huge structures on steep, unstable slopes, uncontrolled stormwater run-off, prohibited removal of trees near the property line.

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

Owners

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.)*

Our property abuts the property that is the subject of the application before the Board along a distance of approximately 120 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?

13 large homes would be constructed where none now exist, raising serious issues regarding suitability and compatibility with the surrounding neighborhood. Some homes would be constructed directly on and over steep, unstable filled slopes. Many existing mature trees will be damaged. This will significantly and adversely affect the value of our property.

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.

Chain Bridge Road is a largely unimproved byway of great historical significance, abutting a landmarked historic structure, a pre-Civil War cemetery and a Civil War installation (Battery Kemble). The residential lots abutting the road are large, while the improvements on those lots are largely of modest dimensions. Along its entire 1-mile length, there are only 35 residences that actually front on the road. In addition, the federal parkland to the east runs virtually along the road's entire length, and creates a pastoral setting appropriate to the road's historic character.

The proposed development, if approved, would irrevocably change all this. It would increase the total number of residences along the road by over 25 percent. It is an intense,

maximum-build-out proposal that would directly affect the character of the road, degrade the road's existing character and attributes, significantly increase traffic, trigger massive environmental impacts, create traffic and safety issues, and forever alter the experience of users of the abutting federal parkland.

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.

We are closer to this than any other neighbor and will have to live right next to it. These houses will loom over our abutting property, denying sunlight and views at all times of year.