

VOLKER ZINSER

ARCHITECT
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WASHINGTON, DC

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RECEIVED
D.C. OFFICE OF ZONING
2005 MAY -9 AM 8:41

FAX TO: Beverly Bailey

Board of Zoning Adjustment

RE: Case No: 17319, ANC -2B
Date of Hearing May 10, 2005FROM: Volker Zinser,
(Neighbor of Property applied for)DATE: May 7, 2005 , REVISED (SEE PAGE 3:
"NO LEGAL INTEREST
IN 1723 PROPERTY")

Total Pages: 3

Please see attached Form 140, requesting Party Status to Case 17319. I apologize for the late application, but due to the highly irregular public handling of this case, we - the neighbors - were under the impression that the case had actually been withdrawn. This was appeared to be evident because the required Zoning Board Poster was after the ANC hearing removed from display and then showed up later again, after we contacted our ANC Representative.

According to 3104.1 fo the DCMR, "The Board is authorized ...to grant special exceptions...where in the judgement of the Board, the special exceptions will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely, the use of neighboring property in accordance with..."

We, the neighbors can not see how changing the bulk of the building and the historical character of a unique City Block would not affect us adversely.

BZA

Case No. 17319Exhibit No. 34Board of Zoning Adjustment
District of Columbia
CASE NO. 17319
EXHIBIT NO. 34

Page 2,
Fax Re Case 17319
'05, 5-7

Given the on again/ off again handling of the procedures, I am respectfully requesting to postpone the hearing in this matter so all the neighbor will get a proper chance to review, research and understand the applied for variances.

Alternatively, the Board may decide to deny the special exception not only for the lack of merit and all the neighbors objections, but also for the above indicated irregularities.

If the hearing must proceed, I request Party Status .

Form 140

Revised 03/15/02)

Case No. 17319

PARTY STATUS APPLICATION

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

NAME: Last

ZINSER

First

VOLKER

Middle I.

ADDRESS: Street

1735 RIGGS PL NW

Apt. # (if any)

City

WASHINGTON DC

State

Zip Code

20009

Phone No.

202-487-3252

Fax No.

202-986-7208

E-Mail

VZINSER@COMCAST.NET

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

Signature

Volker Zinser

Date

5/6/05

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?

- 1) If approved, the Board would set a precedent to destroy a 115-year historical character.
- 2) Since the request appears to have no real explanation, we must assume it is just another step in a speculation for "maximizing" potential real estate value. This effects us all with higher appraisals and more real estate taxes

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

(OWNER OF 1735 RIGGS PL) NO LEGAL INTEREST IN 1723

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.)

90' BETWEEN LOT 104 & 119 (SQUARE 0153)

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?

Every substantial expansion triggers an increase in property assessment through the building permit process, which is used to raise all of our property values. We all -on the block- pay more taxes.

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 chose to live on this block for it's architectural and historical unique character. Mr Keever's application begins to destroy this unique city enclave.

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

If Mr. Keever had a large family and needed the space, we would welcome the effort, because it would add to the mostly family oriented residents on this block. We all would appreciate having more teenagers for baby sitting, etc available. The opposite seems to be the case. We see the application as just the first step to maximizing space for either condo or apartment conversion

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