Subject: Application number: 17327 Application of 1812 35th Street Assoc. LLC

To Jerrily R. Kress, FAIA
Director Board of Zoning Adjustment
Suite 210 South
441 4th Street, N.W.
Washington, D.C. 20001

Washington DC, April 30, 2005

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY -4 PM 4:10

Dear Mr. Kress,

Through this letter I would file a complaint with regard to the above mentioned case 17327. The house located at 1812 35th Street NW has an historic value for the neighborhood and fits exactly into the line of existing houses, giving it an esthetic value. I am a neighbor of 1812 35th Street, N.W. Washington, D.C., 20007, living at 1818 35th Street, N.W., less then 200 feet away. The design of the developer, both on the front as well as on the back side, does not fit into row of existing houses, which affects the value of the neighboring houses.

Especially the **huge expansion and height** of this small house in the backyard, obstructing our view from a tree view to a wall view, which is ugly and could have financial implications for the value of the neighboring houses, as well as it spoils our living pleasure. One of the reasons we selected this house we live in 12 years ago, was the unobstructed view on greenery in the backyard. This view now is compromised by the new construction and changed from an esthetic view into an ugly one.

The developer never contacted me or my family and explained the planned expansion. We don't object to a reasonable expansion of the house, but we object to the blocking of our backyard view (length and height of the extension) and would like to request that the expansion remains within the limits of the zoning laws in the area of District R3. We don't mind that a developer wants to make a lot of profit, but not at the expense of others.

We would like to request the Board of Zoning Adjustment to look into following matter:

1. When the construction started did the developer have a permit and if not apply the law in such cases of zoning law violation;
2. If there has been a permit issued, does the construction remain within the limits of this permit and is the issued permit in agreement with the existing zoning law in the District R3;
3. We would like to request the Board of Zoning Adjustment not to grant any exception to the existing zoning laws, since it affects the neighbors.

Sincerely,

Robert Robelus
1818 35th Street, N.W., Washington, D.C. 20007

BZA
Case No. 17327
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17327
EXHIBIT NO. 22

Form 140
(Revised 03/15/02)

Case No. 17327

PARTY STATUS APPLICATION

Notice: Click Here for Application Form Instructions

Name:*	Robert Robelus						
Address:*	1818 35th Street, N.W.		City:* Washington		State:* DC	Zip:* 20007	
Phone:*	(202)248-3786	Fax:	(202)473-8185	Email:	Rrobelus@worldbank.c		
I, hereby request to appear and participate as a party.			Signature:		Date:* 04/30/20		
Will you appear as a(n)	☐	Proponent	☑	Opponent	Will you appear through legal counsel	☐	Yes ☑

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?*

Subject: Application number: 17327. Through this Party Status Application I would file a complaint with regard to the above mentic case 17327. The house located at 1812 35th Street NW has an historic value for the neighborhood and fits exactly into the line of exist houses, giving it an esthetic value. I am a neighbor of 1812 35th Street, N.W. Washington, D.C., 20007, living at 1818 35th Street, N.V less then 200 feet away. The design of the developer, both on the front as well as on the back side, does not fit into row of existing hou which affects the value of the neighboring houses. Especially the huge expansion and height of this small house in the backyard, obstructing our view from a tree view to a wall view, which is ugly and could have financial implications for the value of the neighbo houses, as well as it spoils our living pleasure. One of the reasons we selected this house we live in 12 years ago, was the unobstructed on greenery in the backyard. This view now is compromised by the new construction and changed from an esthetic view into an ugly The developer never contacted me or my family and explained the planned expansion. We don't object to a reasonable expansion of t house, but we object to the blocking of our backyard view (length and height of the extension) and would like to request that the exp remains within the limits of the zoning laws in the area of District R3. We don't mind that the developer wants to make a lot of profit, not at the expense of others. We would like to request the Board of Zoning Adjustment to look into following matter: 1. When the construction started did the developer have a permit and if not apply the law in such cases of zoning law violation; 2. If there has bee permit issued, does the construction remain within the limits of this permit and is the issued permit in agreement with the existing zo law in the District R3; 3. We would like to request the Board of Zoning Adjustment not to grant any exception to the existing zoning since it affects the neighbors. Robert Robelus 1818 35th Street, N.W., Washington, D.C. 20007

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

I have no legal interest in the property

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.)*

The distance is less than 200ft. There is one house and my driveway in between my property and the address 1812 35th Street NW

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 requ of the Board is approved or denied?*

The social impact is the upstruction of a green view, changing it from a tree dominated view into a wall dominated. The length and h of the expansion does not fit into the existing row of houses. The economic impacts might be the change in value of the properties nea including my own property. See also section 1.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Boa approved or denied.*

There are not other matters then the ones mentioned in sections 1. and 4.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the propos zoning action than that of other person's in the general public.*

Persons in the general public will not be affected. Only persons living within a distance of around 200 feet are affected.