Form 140
(Revised 03/15/02)

Case No. 17431

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
POULIN	ROBERT	S

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
2370 CHAMPLAIN ST, NW	#34	WASHINGTON	DC	20009

Phone No.	Fax No.	E-Mail
202-332-8036		bob_poulin@msn.com

I, hereby request to appear and participate as a party. Signature 2-12-06 Date

Will you support the filing ☐ 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

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

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

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.)

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?

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.

6) [illegible] the proposed

RECEIVED
D.C. OFFICE OF ZONING
2006 FEB 13 PM 12 47

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17431
EXHIBIT NO. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17431
EXHIBIT NO. 26

Party Status Application Case No. 17431

Applicant: Robert S. Poulin

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?**

I am a nine year resident and unit owner and Co-op Board Member of 2370 Champlain Street, across from the proposed Brass Knob redevelopment at 2329-2335 Champlain Street. There are about 20 residents and 13 unit owners in our building, all of whom oppose the development's special exception to allow the height to go from 40 to 50 feet and the variances allowing the Lot Coverage to go to 92% (from the Matter-of-Right 60%) and the FAR increase from 1.8 to 2.6. Because of the allowable extra 10-18 feet of height over the approved height for a "penthouse", and the building footprint on over 90% of the lot, the resulting building will completely dominate the townhouses and smaller buildings across the street.

The proposed building will not only block out light and views at our building and along the street but also overhang the sidewalk and street. The proposed height exception and variances would create a huge monolithic structure with virtually no setback along Champlain Street.

In the developer's own words the building will be built "at or near the property line" and go "right to the street edge". This does not even include the proposed four-foot overhangs off the building which will protrude over the sidewalk almost to the street.

2) **What legal interest does the person have in the Property?**

None. I'm a neighbor in a building (2370 Champlain Street) across the street. As a Board Member in the building I am representing my personal interest and the building's residents and unit owners, whom are also in opposition to the variances and special exceptions.

3) **What is the distance between person's property that is the subject of the appeal or application before the Board?**

Our building is about 60 feet from the 2329-2335 Champlain Street building.

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 or the Board is approved or denied?**

The height and mass of this building will certainly affect the light and views, general feel, density of the neighborhood, traffic and massing of the block. This clearly will set a bad precedent to add density (more than is allowed by right) to an already saturated area. Additionally as residents of Champlain St., the infrastructure is not adequate to add mass and density to an already congested area. With cars parked on both sides of the street, there is barely enough room for two-way traffic. Try to drive down Champlain St on a Wednesday evening through Sunday Morning, difficult to impossible.

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.**

We respectfully request that the BZA vote against this proposal on the grounds that the special exceptions and variances allow a mass that is not consistent with the zoning and adjacent properties both new and old. Continuity and mass in a residential neighborhood such as Adams Morgan is important to the urban fabric. As previously stated additional density will affect congestion on existing and inadequate infrastructure, site lines, and continuity within the urban fabric as zoned and designed. A Zoning Variance must prove "practical difficulty," given the site and the zoning. We see

no practical difficulty about this site that warrants a building that is significantly taller and denser than the established neighborhood. Just because a developer wants to add density and more units to a site for financial gain is not a practical difficulty that warrants a variance to build taller and denser.

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.**

As we are almost directly across from the proposed building, I and my neighbors at 2370 Champlain would be as directly impacted as any other person except for the townhouses on Champlain Street. We would like to see this site developed within the limits allowed by zoning.