

FORM 140 – PARTY STATUS REQUEST
DEBORAH JANSEN
CASE# 19177

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 Commission/Board?

My husband and I are the owners of 613 Upshur St., NW, the property directly adjacent to the applicant's property (615 Upshur) to the east. As such, all of their proposed changes will directly impact our property and quality of life.

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

We are the owners of 613 Upshur St., NW

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)

Directly adjacent, less than 1'.

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 Commission/Board is approved or denied?

The proposed development of 615 Upshur will drastically expand the footprint of the building and convert a single family home into a three family unit. As such it will directly affect our property value and our quality of life. The structure will impact the sunlight in our yard, the structural integrity of our common wall, and the proposed roof deck will impact our privacy.

5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.

As an example of our concerns, the property at 615 Upshur flooded in late 2015, seeped through the common wall with our property and severely damaged the flooring in our basement. The applicant/owner was unable to be reached and we had to call DCWASA to come and turn off the water for 615 Upshur St. Since then, while the applicant admitted fault, neither they nor their insurance company has repaired or paid to repair our flooring. Our concern is that without an agreement in place, a rebuilding of this size is inevitably going to cause additional damage to our property that the applicant will not address.

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 persons in the general public.

As the immediately adjacent neighbor, we will be very closely impacted by all decisions made by the applicant on this structure.