



BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA



FORM 141 - INTERVENOR REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: THIS FORM IS FOR APPEALS ONLY.
(Please see reverse side for more information about this distinction.)

Name: Michael Rafferty

Address: 1826 Ontario PI, NW, Washington, DC 20009

Phone No.(s): 202-957-1326 E Mail: michael_rafferty@fanniemae.com

I hereby request to appear and participate as an intervenor in Appeal No.:

Signature: Michael Rafferty Date: April 12, 2016

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:

Address:

Phone No.(s): E Mail:

INTERVENOR CRITERIA:

On a separate piece of paper, please answer all of the following questions referencing why the above person should be granted intervenor status, pursuant to 11 DCMR § 3112.15:

1. What legal interest does the person (i.e., owner, tenant, trustee, or mortgagee) have in the property?
2. How will the property owned or occupied by such person, or in which such person has an interest, be affected if the Appeal before the Board is approved or denied?
3. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the Appeal before the Board is approved or denied.
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. What is the distance between the person's property and the property that is the subject of the Appeal before the Board? (Preferably no farther than 200 ft.)

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

I, along with my husband Eloy del Toro, own 1826 Ontario Pl, NW, Washington DC 20009

2. How will the property owned or occupied by such person, or in which such person has an interest, be affected if the Appeal before the Board is approved or denied?

If the Appeal is denied, my property will be negatively affected in multiple ways. I am one of the 2 adjacent properties to the property with the building permit that is being appealed, and literally share party walls with the property that is the subject of the permit. The approved permit allows for a parking plan that includes having a parking space and a car directly next to my back patio. This will negatively affect our property values and negatively affect our peaceful enjoyment of our property. The increased density of the project at 1828, going from 1 to 4 units in a 16 foot wide row house, will result in inadequate space at 1828 Ontario Place for trash and recycling that will negatively impact us in the alley way.

3. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the Appeal before the Board is approved or denied.

The permit issued for 1828 Ontario Pl is a perfect representation of the undesirable 'pop-up' that has resulted in the downzoning of Lanier Heights from R-5-B to R-4. As an adjacent property owner, the overdevelopment of this property into a 4 unit property will affect us directly, including the increased traffic at the property, the negative impact on light and views that are a result of the oversized building and the necessary emergency egress points required of a 4 unit building, that result in large fire escapes and exterior stairs.

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 required of the Board is approved or denied?

If the Appeal is denied, for the reasons stated above, the result will be a decrease in property value and a decrease in peaceful enjoyment of my property.

5. What is the distance between the person's property and the property that is the subject of the Appeal before the Board?

My property, 1826 Ontario Place, is an adjoining property with 1828 Ontario Place, the property that is subject of the appeal, and it shares party walls.