

Daniel Dalton is writing as the owner of 1718 Hobart St NW with the intent of being a Party to the case.

PARTY WITNESS INFORMATION

1. A list of witnesses who will testify on the party's behalf;

Daniel Dalton

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

Owner of 1718 Hobart St NW

3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (Zoning Commission only); and

No expert witnesses

4. The total amount of time being requested to present your case (Zoning Commission only).

20 minutes

PARTY STATUS CRITERIA

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?

The Applicant at 1716 Hobart NW proposes to build a third floor addition on top of an existing two story structure (with a full basement) and the designs include three foot rear protrusions beyond the existing wall lines.

All the residences on the south side of Mt Pleasant Street between 1700-1732 Hobart St share a contiguous rear wall plan in which there are no second floor protrusions of the kind proposed by the Applicant. Furthermore, there are no third floor additions, or rear protrusions of the kind proposed by the Applicant.

As a practical matter the proposed rear protrusions on the second and third floor will substantially impede the right of owners to enjoy light, air and privacy.

Furthermore, because there are currently no existing rear protrusions on neighboring properties, and these neighboring properties all have "non-conforming" structures due to "grandfathering," the variance, if granted, would create a

precedent that would allow others to potentially build out second or third floor protrusions as much as ten feet from the existing structure.

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

Daniel Dalton is the owner of 1718 Hobart 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.)

1718 Hobart St NW shares a party wall with 1716 Hobart St NW and is one of two immediate neighboring properties.

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?

My wife and I enjoy living in a unique and close-knit community in the vicinity of 1716 Hobart St NW where the historic character of the neighborhood which has remained largely unchanged for nearly 100 years. A primary reason we bought on Hobart st NW was because it is a historic neighborhood.

One of the historic aspects of the neighborhood we enjoy is the visual appeal of the similarity of the dwellings on Hobart St. There are no vertical or rear additions of the kind proposed by the Applicant in the proximity of 1716 Hobart St NW. We are concerned this would change if the zoning variance is granted.

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.

If the BZA denies the variance it would have the effect of preserving the existing historic character of the neighborhood enjoyed by owners of 1718 Hobart St NW and other residents in proximity of 1716 Hobart St NW. This is because most, if not all, properties in the vicinity are non-conforming from a lot occupancy perspective, so a precedent would be set. Many of the residents in the proximity to 1716 Hobart St NW believe that this serves the public interest.

Conversely, if the BZA grants the variance it would create a very different precedent by allowing vertical and rear additions in an area of Mount Pleasant that already has high lot occupancy. We think this will create a precedent for many more such structures which we do not believe is in the public interest.

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.

The right to light, air and privacy enjoyed by the owners of 1718 Hobart St NW will be affected more by the rear additions than ordinary citizens of Washington DC due to proximity to 1716 Hobart NW (immediate neighbor and shared party wall). Specifically, the proposed rear extension will allow persons on this new balcony to see directly into our guest bedroom.

As a resident located within 200ft of 1716 Hobart St NW we enjoy living in a unique historic and close knit community in which the historic character of the neighborhood has remain largely unchanged. There are no vertical or rear additions of the kind proposed by the Applicant in the proximity of 1716 Hobart St NW, and granting of the zoning variance would set a precedent that would allow the proliferation of such structures. Thus the character of OUR neighborhood will change if the variance is granted.