

Case No. 19304
320 Webster ST LLC

Request for Party Status by Cyrus Zarraby

Name and Address

Cyrus Zarraby
316 Webster ST NW
Washington DC 20011

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 Board's approval of the requested action will affect the use and enjoyment of my property and cause significant visual impacts, privacy impacts, and impacts to the light received by my property.

What legal interest does the person have in the property?

My wife (Jaime Zarraby) and I own the property at 316 Webster St NW.

What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

One rowhouse separates my home from the subject property. We are approximately 20 feet away.

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?

Should the Board approve the proposal, the rear expansion will affect my property because it will block sunlight to my property in the afternoon hours, adversely impacting the use and enjoyment of my property. Additionally, the rooftop deck will allow persons to look directly into my backyard in ways that cannot be done now due to a privacy fence that currently exists. There will also be a visual impact, as the proposal will be the only home on our block to extend back. The 18 foot rear extension will "stick out" from all other homes. Lastly, because the home was previously a single-family house, an environmental effect on the neighborhood will occur because more car traffic due to the conversion to a three-unit apartment house. Lastly, the conversion and rear addition may affect my property value because of the privacy, light, and visual impacts.

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.

See answer to previous question. Additionally, once a final application is filed, I plan to supplement my answers as appropriate.

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 a homeowner 20 feet from the subject property, I will be directly impacted by the proposal in ways the general public is not.