



**BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 140 - PARTY STATUS 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: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	Christiane Frischmuth		
Address:	1702 Hobart Street, NW Washington DC 20009		
Phone No(s):	202-285-3476	E Mail:	christiane@gfconsulting.org
I hereby request to appear and participate as a party in Case No.:		19629	
Signature:	christiane frischmuth	Date:	10/08/2017
Will you appear as a(n)	Opponent	Will you appear through legal counsel?	No

If yes, please enter the name and address of such legal counsel.

Name:			
Address:			
Phone No(s):		E Mail:	

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (*Zoning Commission only*);
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
4. The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

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?
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 application before the Commission/Board? (Preferably no farther than 200 ft.)
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?
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.
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.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

Going before the Zoning Commission or Board of Zoning Adjustment
District of Columbia
CASE NO. 19629
FORM BIT NO. 14

Party Witness Information:

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

Christiane Frischmuth, (self) owner of 1702 Hobart Street, NW

Affected neighbors should the hearing date change (proposal for delay have been submitted)

2. **A summary of the testimony of each witness;**

Issues of privacy, safety, financial value of house, character of neighborhood are at stake should the variance be granted.

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; and**

No expert witnesses

4. **The total amount of time being requested to present your case.**

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 proposed structure (carriage house) would be the first, if approved, to be built between Harvard and Hobart Streets. The height, size and location of the proposed structure would seriously impact the neighbors' privacy, light, sun, access and safety to public spaces and private garages. It would set a precedent for other structures to be built if granted. Currently there are NO other structures that are built directly on the alley or higher than ground level.

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

Owner

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.)**

Less than 200 feet, directly across the property in question.

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?

If approved:

- (i) **Privacy issue:** Building a 2 story structure with roof deck would have serious implications for my privacy, access to my home, and garage and also noise level of activities. I bought my home because of location in a green, quiet and spacious neighborhood, which was protected due to its historic status. Being on an incline meant that I could be on my balcony, bedroom and back deck without looking up at someone else's windows or having someone else look into my windows. Being set back from the alley allows trees and greenery, so necessary for well being, privacy and maintaining the character of this neighborhood. That would change and make it feel more like being in a condominium housing complex and feeling like the neighbors would almost literally sit in my backyard, should this carriage house proposal be approved.
- (ii) **Financial implications:** One of the outstanding features is the privacy and greenery and space in this part of the city. People indicate that this is desirable and want to live here. This would change with a structure so close and so high as is proposed. It could very likely result in a significant impact in current value of my house and those of the neighbors.
- (iii) **Setting a precedent:** Allowing this proposed structure to go ahead, would set a precedent forever changing the structure of this neighborhood. Those choosing to live here, make a commitment to the historic preservation of the character of this neighborhood. Allowing the first precedent of a building right up to the alley and 2 story height without variance would turn this neighborhood into one that is more tight, more isolated with less contact with neighbors in the outside areas of our homes and less green space. There is NO structure on Harvard Street that is built as the proposed structure. It is essential that Hobart and Harvard Streets stay that way.
- (iv) **Noise-level:** Sound travels upward and outward. Having a roof deck as well as a second story so close to my house would have serious impact on my health and lifestyle. Open windows from the second story, conversations on the roof deck would disturb my home office work (I am self employed and count on space to think and speak with clients) and bedroom. Already, the absentee landlord's tenants host loud parties that disturb residents in these streets and those are held at ground level.

- (v) **Access to my car garage:** Building a garage that is right up to the alley would reduce the ability of cars accessing my garage. Parking is already difficult due to the narrowness of the alley. Turning from the alley into the garage of 1702 Hobart and 1665 Harvard Street requires a turning radius that would most likely not be given if the structure were built as proposed.
- (vi) **The owners are absentee landlords.** They are not impacted by the structure they create; however, those of us who live here, hope to retire here and have significant equity in our homes are seriously impacted. The proposed structure, besides housing a garage, would only serve as temporary housing should they come back for short periods of time, possibly as an investment property for shorter term rental during their absence, or as perhaps as added space for guests etc. All of those functions are not enhancing the neighborhood or even desirable for this neighborhood and could be satisfied in different, less impactful ways.
- (vii) The proposed carriage house will reduce **safety** along the public pass through to Harvard Street, thereby affecting all of those needing to pass through. It will impact adversely those without cars or elderly who would need to walk a long way to get to bus, groceries, banks, Rock Creek Park post office etc. It would impact those of use who use it to take advantage of the access to the zoo and walk across to the red line. Single women and those walking alone would be adversely impacted. Taking away the public access or making it less safe due to a restriction of sightlines is discriminatory in my opinion.
- (viii) Our neighborhood will change significantly if this precedent is allowed. There is NO structure on Harvard Street that is built as the proposed structure. It is essential that Hobart and Harvard Streets stay that way. We are a close-knit community with people choosing to live here because of the current structure, lay out, design and type of housing that historic Mt Pleasant offers. The space, greenery, outdoor living is a significant aspect. We believe that changing that character is not in the public interest, nor of those who have chosen to make a significant financial, social and lifestyle investment in this neighborhood. Forces to buy into these historic neighborhoods and then changing their character to suit an lifestyle that continuously enlarges homes and reduced green space are ever growing. As many families who raised their children in these homes can attest to, it is not necessary to keep expanding these historic living spaces or turn them into investment properties with little care or ongoing concern for their maintenance. Those who argue that more space is necessary than that space which they bought, could consider other living spaces.
- (ix)

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.

See above

Additionally, the construction might have impacts on the accessibility of the alley for a long period of time and could have impact on the soundness of those structures already built on the alley and on Hobart Street.

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.

Living directly across the proposed structure, the owner of 1702 Hobart Street would be most significantly impacted in their privacy, desirability of the home and its value and access to property and the views and character of the outdoor space.