



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



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions. 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.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	Thomas Coleman and Lauren Friedman		
Address:	215 3rd St SE, Washington, DC 20003		
Phone No(s):	847 915 1999	E-Mail:	colemath@gmail.com
I hereby request to appear and participate as a party in Case No.:	19683		
Signature:		Date:	3/5/2018
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

Name:	Daniel Koffman		
Address:	1225 19th Street NW, Suite 320		
Phone No(s):	202-686-7600	E-Mail:	dkoffman@theveritaslawfirm.com

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:

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

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.

BZA Case 19683 Request for Party Status

PARTY WITNESS INFORMATION:

1. List of witnesses who will testify on party's behalf:

Thomas Coleman and Lauren Friedman, owners of 215 3rd St SE, Washington DC 20003, or our attorneys.

2. Summary of testimony of each witness:

As the owners of an adjacent property, 215 3rd Street SE, we oppose the application as set forth in BZA Case 19683. The Applicants are seeking variances and special exceptions to convert a parking area behind our house into a two-story residential building. The Applicant's property abuts an easement that we have. As affected neighbors, we oppose the special exceptions, variances, and the construction. We or our agents will be testifying in opposition to the project for the following reasons: 1. Air and light impacts to our patio and easement, including exacerbating existing rat issues, that are not currently addressed; 2. Light impacts to planned solar panels on our garage; 3. Two special trees with canopy extending over the property; 4. The lack of a construction management agreement, as required by the ANC.

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

No expert witness is expected at this time.

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?

We will be affected by the action requested of the Commission Board for several reasons: The structure will impede our patio and house's light during the hours before sunset as the building overshadows our garage from the west. The proposed construction would be built above the height of our garage, overshadowing our patio and windows. It will also overshadow the roof of our garage and negatively impact our ability to collect solar power. We are currently under contract with a solar firm to evaluate and install solar panels on the roof of our house and garage, and structural constraints on the roof of our house require most of the panels to be on the garage roof. In addition, the development would turn an open-air easement area between our garage and the Applicant's property into a dark, potentially dangerous, unmonitored, and narrow gap. Decreased light and air in the area, compounded with increased density and trash, could exacerbate the documented rodent problems already evident in our area. There are also

two large magnolia trees currently overshadowing the footprint of the proposed development and our patio, and both their canopy and roots may require protection or changes to the design.

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

We live at and own 215 3rd Street SE.

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.)

It is approximately 3 feet from the west wall of our garage to the lot on which the proposed structure is to be built. We also have an easement to the 3 foot walkway which immediately abuts the Applicant's lot.

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, the proposed structure would have a negative environmental and economic impact to the value of our property. When we bought the house, the afternoon sun and view of the Library of Congress building to the West appealed to us. Removing these features of our home would potentially decrease the value of our property as a result. We also were looking forward to decreasing our environmental footprint by installing solar panels, which would also offset the high costs of electricity in a house powered entirely by electricity. We had previously run into problems trying to help our previous building obtain solar panels, so this was a welcomed opportunity. In addition, the construction required to build a home on a lot that is not currently connected to utilities such as sewer lines, electrical lines, cable lines and the like, would be a protracted undertaking of many months of digging up the ground that would spill dust and debris into the air worsening air-quality on our patio.

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.

The construction will impact Ms. Friedman's ability to engages in hobby work in our garage, only 3 feet from the Applicants' property, that requires concentration and careful movement. We bought the home we did in large part because the garage offers Ms. Friedman the ability to conduct hobby activities in our own home and not have a second commute to conduct her hobby. If those activities were impacted, which would be the case during construction, we would likely experience a loss in enjoyment and related hobby income.

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.

We and our two immediate neighbors (at 211 and 213 3rd Street SE) are uniquely affected as this lot sits 3 feet from the back of our properties and would thus have a direct negative impact

on the light, airflow, privacy, and overall enjoyment of our home. It would also decrease the market value of our home both during and after construction.

Case No. 19683, Application of Brian Wise and Carolyn Wise

I hereby certify that a copy of the Request for Party Status by Thomas Coleman and Lauren Friedman was served by email this 6th day of March, 2018 to the following:

Meredith Moldenhauer
Cozen O'Connor
mmoldenhauer@cozen.com

Advisory Neighborhood Commission 6B
Daniel Ridge, Chair
6B09@anc.dc.gov

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Coleman', written over a horizontal line.

Name: Thomas Coleman