



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:	David & Geraldine Hailes		
Address:	1119 Morse Street, N.E., Washington, D.C. 20002		
Phone No(s):	(202) 399-5256	E Mail:	dlhailes@msn.com
I hereby request to appear and participate as a party in Case No.:		20143	
Signature:	<i>David Hailes</i>	Date:	11-6-19
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

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

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.

CASE NO. 20143

PARTY WITNESS INFORMATION

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

**Jane I. Walker
1113 Morse Street, NE
Washington, D.C. 20002**

2. A summary of the testimony of each witness (Zoning Commission only);

Ms. Walker objects to the entire construction project because it will:

- 1). **Block her view of the neighborhood in the rear of her home.**
- 2). **Diminished privacy**

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

N/A

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?

As a property owner of the rowhouse located at 1119 Morse Street, NE for over 25 years, I will be affected by the proposed project in the following ways:

- 1). **Diminished privacy**
- 2). **Blocks my view of the neighborhood in the rear of my home**
- 3). **The view is no longer aesthetically pleasing and looks like an eyesore.**
- 4). **Increase rodent infestation**

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 for the Commission/Board?

A few steps away meaning next door facing the back yard to the right of 1119 Morse Street, NE.

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?

In addition, the answers states in question number one of this section, there will be the following affects:

1). Decrease sunlight

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.

As I am in opposition to the request to allow a carriage house to be constructed next door to me, I will be aggrieved in the following way:

When I purchased my home over 25 years ago, the layout to the back of my home was aesthetically pleasing, which is one of the reasons I purchased the property, and when I am sitting on the deck in my backyard, I can see down the alley to the right of my backyard.

The symmetry of homes and continuity to the layout in the neighborhood makes us feel calm and safe because the houses are constructed at a level that allows us again to see more freely because we can see the layout of the land so to speak.

Moreover, although the homes are already semi-attached, the scheme in the neighborhood is not so cumbersome and overly filled with construction that even though there is scarcity of land in our neighborhood and in the District of Columbia, it is currently at an acceptable level.

Allowing people/entities to build upward and outward restricts our ability to maintain the current symmetry of the neighborhood not to mention diminishing sunlight, airspace, and creating an overly burdensome atmosphere of houses on top of houses again when there is already scarcity land.¹

There are children who walk freely throughout the neighborhood and you can see them playing but constructing too many houses in an area with scarcity of land makes it harder to keep them safe and their safety should be at the top of our list as a community.

Lastly, more houses and people increase rodent infestation and so again the neighborhood needs to maintain an adequate balance of people and homes not just build because the land is there.

In closing, again, I would like to state and stress that currently, we have a clear view of the neighborhood, plenty of sunlight and airspace and we can see the children playing down the street (in the front of my house) or walking up and down the alley. Our neighborhood is balanced and aesthetically pleasing and some modicum of privacy, but if this Commission/Zoning Board grants the requestor the right to build on already scarce land, our current way of life will be severely diminished, and I will lose all the benefits.

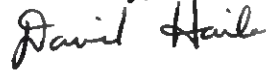
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

See answer 5.

¹ Please note, around three to four years ago, a "POP-UP" Condo was built three doors to the left of my backyard and some of the issues I mentioned above have occurred. Allowing additional construction will make matters worse.

In conclusion, we respectfully asked that the Commission/Zoning Board grant our request for party status in opposition. Thank you for your prompt attention to this matter.

Sincerely,



David & Geraldine Hailes

CERTIFICATE OF SERVICE

I hereby certify that on this 6th day of November 2019, I caused copies of the foregoing to be electronically delivered to the following:

Jason Burkett, SMD
5D06@anc.dc.gov

Clarence Lee, Chairperson
Advisory Neighborhood Commission 5D
5D07@anc.dc.gov

Martin P. Sullivan, Esquire
Sullivan & Barros, LLP
msullivan@sullivanbarros.com



David Hailes