



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:	Gregory L. Rohde		
Address:	222 10th Street S.E., Washington, D.C. 20003		
Phone No(s):	202-246-9004 / 202-544-6016	E-Mail:	g/r@e-copernicus.com
I hereby request to appear and participate as a party in Case No.:		20467	
Signature:	<i>Gregory L. Rohde</i>	Date:	May 11, 2021
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: June 23, 2021

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.

Subject of Application: BZA Case # 20467
Regarding: Addition to 232 10th St SE, Washington, DC 20003
Submitted by: Geoff Anderson and Harriet Tregoning

Party Witness Information

Gregory L. Rohde and Maureen O'Leary
222 10th Street, SE, Washington, DC 20003
202-246-9004 (mobile) or 202-544-6076 (home)
glr@e-copernicus.com
moleary22@gmail.com

Gregory L. Rohde requests to appear on his behalf and that of Maureen O'Leary as opponents to the application.

We, Gregory L. Rohde and Maureen O'Leary have owned and lived at 222 10th Street, SE, Washington, DC 20003 for more than 20 years. Our house is approximately 30 yards to the north of the property which is subject to the application in question.

If the application is approved by the Commission, we believe it will suppress the value of our property, impact our access to sunlight, create visual impairments, and negatively impact the character of our neighborhood. Our testimony will request that the Commission deny the application and explain why we believe the application will negatively impact us and our fellow neighbors. We request 10 minutes to present our testimony.

Party Status Criteria

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?

Our property, 222 10th Street, SE has a backyard that we frequently use to relax, have family activities, and socialize with friends and neighbors. The project proposal will create a massive structure that is taller than another structure on our block. Our property is north of the proposed project that will create a 3-level pop-up which will affect the sunlight in our yard as well as create a unsightly visual obstruction. Further, we are very concerned that if 3-level pop-us are approved by the Commission for our block, other projects will follow and that will fundamentally change the character of our neighborhood.

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

We have owned our property since 1998.

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.)

Our house is approximately 30 yards from the property that is the subject of the application.

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 the application is approved, it will have a negative impact on the character and social life of our block. The alley on this block is used frequently by residents as a social space where children, pets, and residents socialize. It is indeed a public place and the intrusion of a massive extension of a historically contributing house which includes an unprecedented 3rd level will negatively impact the character of this neighborhood. We fear that approval of a 3rd level pop-up will lead to other pop-ups. Some residents on our block have installed solar panels on their roofs which not only lower their own energy bills but also make a positive environmental contribution for the entire community. If 3rd-level pop-up proliferate, this will preclude other residents from considering the option of installing solar panels – something we are considering.

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.

We believe that our property value is directly related to the unique historic character of our neighborhood. We have seen what has happened in other neighborhoods where pop-ups are allowed, and we fear that a similar trend in our block will depress property values.

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 massive size of the proposed project which is the subject of the application will impact houses that are well beyond the abutting properties to 230 10th Street, SE. Ours is one of those properties and the new structure will affect our sunlight as well as create new visual obstructions. Attached are photos taken from our backyard when the applicants had erected a model of one side of the 3rd-level structure (the side facing the street). Under the revised plans proposed by the applicants, the 3rd-level of the new structure would extend at least 15 feet beyond the model shown in the photo. This structure will clearly impact views and sunlight in our backyard.