



**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](http://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:	John F Baringer		
Address:	4516 30th Street, NW		
Phone No(s):	202-486-5539	E Mail:	jfbaringer@gmail.com

I hereby request to appear and participate as a party in Case No.:	20594		
Signature:			
Date:	12/8/21		

Will you appear as a(n)	<input checked="" type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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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.

Form 140 - Party Status Request Zoning Commission or Board of Zoning Adjustment of District of Columbia Virtual Public Hearing on Wednesday, December 22, 2021 at 9:30a.m.

**Application No. 20594 of Paul and Nezahat Harrison**

**Party Witness Information**

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

John Baringer

2. Summary of testimony of each witness

John Baringer - Construction of house on sub-divided lot will reduce value of home and set precedent for change in low density community protection zoning regulations

3. An indication of which witness 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.

Expert witness to be determined

4. Total amount of time requested to present case - 30 minutes

**Questions as to why we 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?

Michela Perrone and I live at 4516 30th Street, NW. We share a property line with the Harrison property that is the focus of this application. The proposed construction of a large home on a lot that is a subdivision of the existing lot will reduce the value of our property. Specifically, it will adversely impact the long existing ADU on our property. This development will affect our property values.

2) What legal interest does the person have in the property?

Michela Perrone and I are the owners.

3) What is the distance between the person's property and the property that is the subject before the Commission?

We share a property line with the Harrisons. For our consideration, we have asked Mr. Harrison to indicate the exact location of the proposed new house. He has not been forthcoming.

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?

The Impact of approval of the Harrison's request for variances will be dramatic - thus our opposition. Environmentally, approval of the request will require the removal of numerous trees and dramatic changes in the landscape with ensuing water drainage issues. I am not aware of any mitigation plan that has been approved.

Economically granting the Harrison request will negatively impact the value of our property and the ADU in particular. A decision in favor of the Harrisons will change the social fabric of the immediate neighborhood and as importantly create a precedent for future irresponsible development proposals. Thus, my opposition.

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.

My wife Michela Perrone received an email from Mr. Harrison dated 11/13/21. Mr Harrison knew of our opposition to this proposal and thus offered to "move the house forward (closer to our neighbors)..... if you and Jack will agree to indicate to us, the ANC, and the BZA that you will not directly or indirectly oppose our variance request." Surely Mr. Harrison knew that Michela and I would benefit at a cost to our neighbors.

I do not question Mr. Harrison's character, but this offer did not evince trustfulness in this particular matter. We did not respond.

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.

I believe that Forest Hills is a unique environment that is defined by the low density provisions of the zoning code - as I understand them. Those provisions define my neighborhood - this neighborhood. My opposition to the Harrison's proposal is an effort to preserve Forest Hills and my neighborhood. The Harrison proposal will increase population density and is incompatible with efforts to preserve the character of this neighborhood.

## Certificate of Service

I hereby certify that on December 8, 2021, a copy of the above Party Status Application was delivered by e-mail to the following:

Paul Harrison, Applicant  
paul@3lobos.com

David Cristeal, Chair ANC 3F [3F01@anc.dc.gov](mailto:3F01@anc.dc.gov)

Dipa Mehta ANC 3F [3F03@anc.dc.gov](mailto:3F03@anc.dc.gov)

  
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John F. Baringer