

Form 140 Request for Party Status to Case 21163

Submitted by Jessica Smith, Owner, 625 A St NE (immediate neighbor to petitioner)

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 the immediate neighbor of 627 A St NE, the petitioner's unnecessarily large development project will 1) significantly block light to my kitchen and backyard 2) invade the privacy to the back of the house (kitchen and 2nd floor bedroom) 3) the 23-foot high wall will block air flow through my patio and partially enclose the open patio. 3) the 2-car parking lot planned for *inside* the petitioner's lot, with cars parked perpendicularly, just inches from my patio, would create safety, noise and environmental/pollution concerns and 4) the loss of green space and the near-total development of the lot could increase temperatures add to the neighborhood heat island effect 5) create more congestion, traffic, garbage and noise in an already congested neighborhood. (The primary dwelling at 627 A St Ne already has several residents in addition to the owner's mother. The owner/petitioner does not live there) 6) The 3BR 2-story house would likely be converted into a lucrative AirBnB - the petitioner or her family trust already owns and operates AirBnBs - thereby bringing a constant flow of strangers and transients to a close knit and safe community of families with children (including myself).
2. What legal interest does the person have in the property? I own 625 A St NE
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? My property directly abuts is next to 627 A St NE - a wooden fence divides our properties.
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? (see answers to question 1)

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. This development would permanently damage my property value and my family's well-being and homelife by blocking a significant amount of light in the only area of the house that has significant light.
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. As the house that directly abuts the property that is the subject of this case, my home would be most damaged by this inappropriately large development in our historic alley.

