

Form 140 Request for Party Status to Case 21163

Submitted by: Stephen Sellers

Status: Co-Owner (with Allison Pugh), 629 A St NE (neighbor immediately to the east of the 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?

With my wife and family, we are the immediate neighbors to the east of the property at 627 A St NE. The petitioner is seeking to build a large structure that significantly exceeds the Matter of Right limits. If built, this building will be of a height that it causes loss of light to my backyard, patio and deck. In addition, the height of the building and the north-facing windows mean that the building's occupants will look directly into my kitchen and family area. Our southern wall is largely windows, affording any occupants of the building a direct view into the room where we spend most of our time.

I believe this will also mean a loss of value to our house, a loss of shade for the immediate neighborhood and – because the petitioner's plan includes a two-car pad that leads onto the narrow alley we share – increased traffic directly across from our back yard.

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

My wife and I are the owners of 629 A St NE, the immediate neighbors.

3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board?

Approximately 10 – 15 feet (directly across the narrow alley).

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).

- Petitioner's plan to build a two-car slab will increase traffic in the alley and decrease shade (as there will literally be nowhere to plant any trees between the current

house on the property and the new structure, except for the area occupied by the concrete parking slab.

- I believe a structure of this type, which has no precedent on the north side of the alley (all other structures are one-story and/or are within the Matter of Right restrictions) will damage the value of our house.
- There is an active social life in the alley and the broader alley it adjoins behind our houses. Adding a two-car parking area will increase vehicular traffic in the alley while reducing shade.

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.

I have not heard any argument from the petitioner about why a structure that vastly exceeds the provisions of the Matter of Right restrictions is necessary. In other words, why not simply build a single-story unit that complies with current code? A building of this size would both decrease our privacy and increase the amount of shade cast into our back yard.

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.

Our home sits directly across the alley from 627 A. Street, as we are 629 A. Street. Our home would be directly affected by building a structure that exceeds what is allowed under current zoning regulations, and – as I mentioned – I have not heard an argument for why an exception to the regulations is merited.