



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:	Prue Larocca		
Address:	1363 28 th St NW, Washington, DC 20007		
Phone No(s):	202 669-3663	E Mail:	pruelarocca@gmail.com
I hereby request to appear and participate as a party in Case No.:		21262	
Signature:	Prue Larocca	Date:	3/18/2025
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.

Board of Zoning Adjustment
District of Columbia
CASE NO.21262
EXHIBIT NO.24

Re: BZA No. 21262—Application of Ian Packman and Ellen Carlson

Party Status Request ---- Prue Larocca

Supplement to Form 140

Party Witness and Presentation—

I do not anticipate calling any witnesses other than providing my own testimony. I am requesting party status in order to have the opportunity to ask detailed questions of the applicants and to cross-examine their witnesses, particularly with regard to the impacts on my historic property, constructed in the nineteenth century.

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?

I am the owner of 1363 28th Street NW, which abuts to the west of the applicants' property. If Application No. 21262 is approved, the building addition will negatively affect light and air to my property including completely blocking a second story window on the east wall of my building. See included photograph.

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

I am the owner of 1363 28th Street NW.

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.)

My property shares a lot line with the applicants' property. The proposed addition will be built against my eastern wall. Please see included photograph.

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 approval of the application will result in a loss of direct sunlight to my building as the east facing window will be blocked by the building addition. It will also negatively affect the east-facing views from my building, which was constructed in the nineteenth century.

Approval will also result in financial costs to me. I may be forced to address the costs of blocking in the historic window. I also anticipate that any proposed modification to my building will result in some diminution in the value of my property.

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.

The applicant's drawings are unclear as to the method of construction, but I am concerned that there could be longstanding damage to my historic building as a result of the addition, including water penetration.

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.

While the application violates the policies set forth in the Zoning Regulations to protect the Georgetown Historic District generally, I am uniquely affected by the application as its approval will require physical changes be made to my historic building, at potential great expense to me. The building addition, which will either be constructed next to or connecting to my lot line, may also result in damage to my building.



CERTIFICATE OF SERVICE

BZA APPLICATION No. 21 262

Pursuant to the requirements of Subtitle Y~~5~~407.3, I certify that a copy of the following Motion or Request, and all accompanying documents have been served upon:

- (a) The applicant/applicant's representative or counsel (if applicable)
- (b) The ANC
- (c) The ANC SMD
- (d) Any additional parties to the application

Service was made on 3.18.2025 by email, to the following:

- 1. ANC
2E@anc.dc.gov
- 2. ANC 2E06/ Gwen Lohse
2E06@anc.dc.gov
- 3. Sullivan&Barros/ Martin Sullivan
msullivan@sullivanbarros.com

Signature

