

Responses accompanying Form 140 - Party Status Request for Deborah James in BZA case # 21263

**Party Witness Information:**

1. NA
2. NA
3. NA
4. My time for presentation will stay within the limits of Subtitle Y 408.

**Party Status Criteria:**

1. I am personally particularly affected by Applicant's proposed new structure as described in 6. below.
2. I am the owner of the adjacent property next door at 4634 Charleston Ter., NW Washington DC 20007. This is my permanent residence.
3. My property is adjacent to Applicant's property.
4. Applicant's request for three substantial exceptions to the Zoning Regulations raises important environmental, economic and social concerns both on the level of individual property owners and more broadly, the community. When we buy into a neighborhood, we are making a major personal expenditure where we expect to have certain rights and certain restrictions - in respect for living in a community. The limited open space in our tight city lots clearly affects our surrounding environment and the economic value of our properties - for which we count on the Zoning Regulations to protect us. It is important to put focus on the Zoning Regulations' overarching framework that envisions a certain amount of open space. The criteria for exceptions themselves require harmony with the general purpose and intent of the Zoning Regulations (901.2(a)).

Our backyard and back facing spaces is where we often are looking to have quiet enjoyment of our property - where the precious limited open space is particularly important - yet less visible to the passing public. Infringement on this space can potentially affect us all - one by one. Hence important for individual affected parties to assert their concern on their own behalf and in the interest of maintaining the integrity of the community as a whole.

5. Applicant has not met her burden to prove no undue adverse impact on neighboring properties (in 901.3) with respect to either my adjacent property or the condo owner on MacArthur Blvd with an expansive set of French doors facing Applicant's backyard. It is hence important that more complete evidence is brought forward.

6. As Applicant's adjacent next door neighbor, I am especially affected by her proposed oversized "Accessory Structure" that would start just 18 inches from Applicant's home and push even closer to my home (just 3.77 ft to my property line) than the distance between our two homes now. All the new lot occupancy would be concentrated in Applicant's backyard, tending towards my property. The proposed new roof would remove the limited remaining open space in that direction – as viewed from my back terracing and in particular from my all glass sunroom (and living room and kitchen which draw on the prominent sunroom windows), limiting my privacy of use and enjoyment of my home.

I elaborate in greater detail re my concerns in my letter in Exhibit # 23 and photos with comments in Exhibit # 25 to this BZA case # 21263.