

BEFORE THE ZONING COMMISSION OR BOARD OF ZONING ADJUSTMENT OF THE
DISTRICT OF COLUMBIA

FORM 140 - PARTY STATUS REQUEST

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

| | |
|--|----------|
| Case Number: | 21360 |
| Original Hearing Date: | |
| Will you appear as a(n) | Opponent |
| Are you requesting Advance Party Status to be considered at a public meeting least 14 days prior to the scheduled public hearing date? (Pursuant to Subtitle Y Section 404.4 / Subtitle Z Section 404.4) | No |
| If yes, I hereby request Advance Party Status consideration at the public meeting scheduled for: | |

Party Status Requestor Information

Name: Sabrina Cassagnol
E-mail: sabrina3260@aol.com
Address: 3260 Prospect St NW
Phone No.s: 202-441-0641

Legal Counsel Information (If appearing through legal counsel)

Name:
E-mail:
Address:
Phone No.s:

Certificate of Service

No Records Found

After submitting this request, you must download the form and accompanying documents from the case file and serve it on all parties.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this appeal is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22-2405)

| | |
|-----------|-------------------|
| Signature | Sabrina Cassagnol |
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MOTION FOR PARTY STATUS

BEFORE THE DISTRICT OF COLUMBIA

BOARD OF ZONING ADJUSTMENT

MOTION FOR PARTY STATUS

Sabrina Cassagnol, Adjoining Property Owner, requesting no more than five minutes.

I. Identity of the Movant

Sabrina Cassagnol is the owner of property located at 3260 Prospect Street NW, which is directly adjacent to affected by the subject property at Square 1206, Lot 832, Case 21360.

II. Basis for Late Application

This motion is submitted after October 29, 2025 because:

1. The Applicant materially changed the relief requested after the hearing; and
2. The January 21, 2026 continued hearing will address a new variance-only application, not the application previously noticed or heard.

This constitutes good cause for consideration of party status at this stage.

III. Specific Adverse Impacts

If approved, the newly requested variances would cause direct and unique adverse impacts to Movant's property, including but not limited to:

- Significant loss of light and air due to excessive lot occupancy and reduced yard setbacks – shadow study submitted by applicant does not include elevation drawings or two-point

perspectives and therefore does not properly reflect the impact of the proposed construction on neighboring properties;

- increased privacy intrusions due to proximity and fenestration;
- safety and access impacts related to the narrowed passageway and alley conditions; passageway access to Eton Court condominiums will be reduced by more than 50% from 9'7" to 4'6";
- elimination of existing open-space buffer conditions relied upon by adjoining residents;
- absence of plan for staging construction materials and equipment, which will necessarily further impede traffic on Prospect Street and further exacerbate the problem of cars blocking access to adjacent driveway.

These impacts are distinct from those of the general public and differ in kind and degree.

IV. Scope of Participation

Movant seeks party status solely to address:

- impacts arising from the new variance relief;
- issues not previously deliberated by the Board or ANC.

Movant does not seek delay and is prepared to proceed within the Board's established schedule.

V. Conclusion

For these reasons, the Movant respectfully requests party status.

Respectfully submitted,

Sabrina Cassagnol

3260 Prospect St NW

Sabrina3260@aol.com