



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:	Joyce Chandler		
Address:	2870 Perry Street, NE Washington, DC 20018		
Phone No(s):	202-735-7324	202-526-3554	E Mail: jochandler2017@gmail.com

I hereby request to appear and participate as a party in Case No.: **19927**

Signature:	<i>Joyce Chandler</i>	Date:	<i>February 13, 2019</i>
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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
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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: **February 27, 2109**

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.

Form 140 Attachment – Party Status Request
Case No. 19927 Catholic Charities of Archdiocese
Property Location: 2800 Otis Street, NE Washington, DC

PARTY WITNESS INFORMATION

1. Witness: Joyce Chandler
2. Summary of Testimony
 - Storm water Runoff
 - Importance of Maintaining Mature Trees
3. Joyce Chandler has worked in the environment protection arena for most of her career. Ms. Chandler has worked extensively on national issues relating to water and air quality. Recently much of her spare time has been spent volunteering locally assisting with urban tree planting and inventories, stream restoration efforts, and monitoring water quality of local streams. For her home she installed and maintains different best management practices for storm water runoff.
4. The total amount of time requested is 15 minutes.

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?**

As a homeowner I spend a considerable amount of time outside enjoying the view and my yard. The installation of a five-acre solar panel field drastically changes my view along with environmental and economic impacts.

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

Joyce Chandler has owned and resided on the adjacent property at 2800 Perry Street, NE in Washington, DC for 30 years.

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

There is no distance between the subject property and the Chandler property, as the properties are adjacent to each other. The applicant's property and the Chandler property share 214 feet of property line on the northeast side of the 2800 Otis Street. The applicant proposes to place the solar array of 4,800 panels on the northern side of their property.

- 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 environmental and economic value of large mature trees included reducing storm water runoff, conserving electricity for cooling, reducing tons of atmospheric carbon and reducing the non-attainment air pollutants. A dozen mature trees can intercept almost 300,000 gallons of storm water runoff, conserve over 4 megawatt hours for cooling, reduce consumption of gas or oil by 100 therms, reduce 8 tons of atmospheric carbon while absorbing or reducing the numerous air pollutants, which

the District of Columbia remains in non-attainment status for federal air quality requirements.

The social impact is the trading an open five-acre view of trees and grass covered slope for a view of five acres of 5,000 black reflective panels that will closely resemble an industrial site. The social impact is difficult to measure as no ground level solar panel field near Washington, DC has placed in a residential neighborhood so close to individual homes.

Another impact is that the urban wildlife, such as raccoons, foxes, or the dozens of deer that feed nightly on the hillside, will likely migrate to my backyard, and other neighbors' property when their habitat is fenced off and replaced with the solar array. Impacts on the urban wildlife was raised by other residents during the neighborhood meeting.

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.

There is significant storm water runoff from hillside property of 2800 Otis Street. The storm water runoff floods the lower area near Eastern Avenue and overflows the pedestrian sidewalk. The sloped five acres of solar panels will decrease the rain water absorbed by the pervious surfaces and increase water covering the lengthy stretch of sidewalk. During the colder months the flooded area freezes creating a walking hazard.

6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by proposed zoning action than that of other persons in the general public.

My home borders over 200 feet of the applicant's property where they propose to install the solar panels. The proposed project will drastically alter the view from my home of 30 years. My property is also downhill from the applicant's property so any increase in storm water runoff will impact my property, especially my backyard. My daily walk takes me on the portion of Eastern Avenue where much of the storm water overflows the sidewalk.