



**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:	Tarleton H. Watkins III and Iain R. Dimond		
Address:	1524 32nd St. NW		
Phone No(s):	6176862702	E Mail:	tarleton.watkins@gmail.com

I hereby request to appear and participate as a party in Case No.: 20412

Signature:		Date:	3/1/2021
------------	--	-------	----------

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: March 17, 2021

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.

Tarleton H. Watkins III & Iain R. Dimond
1524 32nd St. NW
Washington, D.C. 20007

The Board of Zoning Adjustment
441 4th St. NW
Suite 200/210-S
Washington, D.C. 20001

To Whom It May Concern:

We are writing to request Party Status in BZA Case No. 20412 (1515 Wisconsin Avenue LLC), regarding a project that is seeking Special Exception from the lot occupancy requirements of Subtitle G § 404.1 (pursuant to Subtitle G § 1200.1 and Subtitle X § 901.2).

Our responses to the Party Status criteria questions follow below:

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?

Our property and the property at 1515 Wisconsin Ave. NW are directly visible and adjacent to one another, and any expansion toward the East (rear of the 1515 Wisconsin Ave. property) and in the direction of the houses behind it, would decrease natural light between the properties. The expansion and proposed additions to the property at 1515 Wisconsin Ave. NW to create nine residential units would increase artificial light and noise in an already densely populated city block. In addition, the expansion toward the back of the property and greater number of occupants of the property would invariably increase the output of rubbish and attendant rodent infestations (experienced more frequently over the past year).

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

We are the owners of the property located at 1524 32nd St. 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.)

The property at 1515 Wisconsin Ave. NW is located within 100 ft. of our property line, to the southwest of our 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 1500 block of 32nd Street NW, and the 1500 block of Wisconsin Ave. NW that runs parallel to it possess a number of historically significant, small-scale, and densely settled residences and businesses that have co-existed in relative harmony for many years. However, an approval of the efforts by 1515 Wisconsin Avenue LLC to obtain a Special Exception from the lot occupancy requirements would impose specific adverse environmental, economic, and social impacts that would disrupt the careful balance of these city blocks. In extending rearward toward the shared property lines of the residential neighbors, the proposed addition would significantly disrupt the amount of open space between residential and commercial structures along the block, as well as the tree canopy. This would result in reduced natural light, air circulation, and privacy of the backyards of adjacent houses. By increasing the number of current tenants from two to nine, the proposed addition at 1515 Wisconsin Ave. NW would more than triple the number of occupants of the property, necessarily making parking and overall access to this area of small businesses and shops a greater challenge – not only for neighbors, but also for other residents of Washington, tourists, and local business owners and their employees.

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?

It is our understanding from previous meetings of the ANC and the Old Georgetown Board where the owner of 1515 Wisconsin Ave. NW has testified to his plans for this property that 1515 Wisconsin Avenue LLC is part of a larger plan to re-develop this and several adjacent properties (including an already re-developed 1513 Wisconsin Ave. NW) and that this same developer intends to re-develop other properties under his ownership (including 1517 Wisconsin Ave. NW, which is located even closer to our property). If approval for a Special Exception from the Board of Zoning Adjustment to this and other re-developments is granted, the result would set a precedent of commercial and residential apartment-type structures that are significantly out-of-scale in both height and mass with their residential counterparts on the 1500 block of 32nd St. NW. The aforementioned considerations of solid waste/rubbish, rodent encroachment, decrease of physical privacy, decrease of natural light/increase of artificial light, and increase in noise would continue to worsen.

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.

Because our home at 1524 32nd St. NW is an adjacent home with direct lines of sight and sound to the proposed development at 1515 Wisconsin Ave. NW, we would be significantly affected by this development that would increase the lot occupancy beyond what is currently allowed. At certain times of the day and year, our home and garden would also be shadowed by the three-story proposed structure at 1515 Wisconsin Ave. NW, given its proposed height and proximity to the shared property line.