



**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:			
Address:			
Phone No(s):		E Mail:	
I hereby request to appear and participate as a party in Case No.:			
Signature:		Date:	

Will you appear as a(n)	<input type="checkbox"/>	Proponent	<input type="checkbox"/>	Opponent	Will you appear through legal counsel?	<input type="checkbox"/>	Yes	<input 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:

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 by the proposed zoning action than that of other persons in the general public.

Submitted by the Proponent
 District of Columbia
 CASE NO.20412
 EXHIBIT NO.33

Nicole Vikan
1518 32nd Street 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?
 - Natural light into our home will decrease, and artificial light into rear of home and yard will increase
 - Noise level into home and yard will increase
 - Trash and possibly rodents will increase; we have smelled cigarette smoke from 1513 (backyard) and 1515 (rooftop)
 - Privacy level will decrease; already, tenants at 1513 have no curtains and can see into our home
 - Parking, which is already very challenging, will become even more difficult to find
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
 - My husband and I own the home at 1518 32nd Street NW, 20007
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.)
 - 1515 Wisconsin Ave is immediately "catty corner"/diagonal to our house, so less than fifty feet from building to building, and we can see the entirety of the building from our rear and side-rear windows (four windows) on the second floor, as well as from the first-floor sunporch, rear kitchen, and backyard

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, the proposed addition at 1515 Wisconsin Ave. NW would make 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?
 - 1513 Wisconsin Ave (next door to 1515 Wisconsin Ave and immediately behind our house) has already been developed by the same owner as 1515 Wisconsin Ave. We have seen a marked decrease in privacy, an increase in artificial light into our home, and a decrease in natural light; we have smelled cigarette smoke and heard loud talking; and we have heard very loud parties on the rooftop of 1515 Wisconsin Ave. The owner of 1513 and 1515 Wisconsin Ave also owns 1517 Wisconsin Ave and has stated his interest in further developing that building as well. Even more residential units will further disturb the quiet, privacy, and harmony of the 1500 block of 32nd Street NW, and impact our property values
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.
 - As an adjacent homeowner, our privacy, quiet, natural light, darkness at night, and ease of finding parking will be specifically and uniquely impacted, and our property value may decrease.

CERTIFICATE OF SERVICE

BZA Application No. 20412

Pursuant to the requirements of Subtitle Y § 407.3, I certify that a copy of the **Motion to Request for Party Status** and all accompanying documents have been served upon:

- (a) **The applicant**
- (b) **Counsel for the applicant**
- (c) **The affected ANC**

Service was made on March 2, 2021 by email to the following:

1. Counsel for the applicant, Martin Sullivan, msullivan@sullivanbarros.com
2. The affected ANC 2E office, 2E@ANC.DC.Gov and Ricky Murphy, 2E03@anc.dc.gov

Signature: Nicole Alisa Vikan
Filed electronically