



**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:	<i>A. M. A. J. Janalichi</i>	Date:	3/20/2022
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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.

Ali and Lani Alich
PARTY STATUS REQUEST

Party Witness Information

1. A list of witnesses who will testify on the party's behalf:

Ali and Lani Alich
4515 Chesapeake St NW
Washington DC 20016

2. A summary testimony of each witness;

We have been owners of the property at 4515 Chesapeake St NW, which is abutting/adjacent west of the applicant's property, since October 2021. We will testify regarding the negative impacts of the proposed oversized ADU on us and our property. We will also testify that because our property is located adjacent west of the proposed oversized ADU, we are significantly more affected than others, and hence we kindly ask that our views be given significant weight.

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;
None.
4. The total amount of time being requested to present your case. 20 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?

If approved by the Board, the applicant will build an oversized two-story ADU, 8 feet to the east of our property. This would very adversely affect the light, air, and views from our property. It would also compromise the privacy of use and enjoyment of our property.

2. What legal interest does the person have in the property? (i.e., owner, tenant, trustee, or mortgagee)? None.

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 distance is 0 ft. The applicant's house is abutting our house on our eastern side.

4. What are the environmental, economic, or social impacts that are likely to affect the person and/or person's property if the action requested of the Commission/Board is approved or denied?

Economic impact: If the Board approves the proposed accessory building, it will essentially create a same-size building as the primary residence of the applicant in their backyard. While this would increase the value of the applicant's property, it would decrease the value of ours because it would block the light, air, and view from our property. We closed on our property in October 2021 but were notified about this application for the first time by the BZA in December 2021. We would have not bought this property (certainly not at the price we did), were we aware of the applicant's intention of building an oversized ADU in their backyard, which would negatively affect our property and its value.

Environmental impact: If this oversized ADU is built, we would have a hard time maintaining the current lawn and other vegetation and growing new ones in our yard. We are worried that the large shade from the proposed oversized ADU would make it impossible for us to keep much of our backyard lawn alive. We have purchased and are scheduled to plant two beautiful young maple trees in our backyard next week (on March 22). We are worried about the fate of these trees if the ADU is built. In addition, we have an extensive new landscaping plan, including more trees and bushes after our house renovation is over. Again, we are worried that the proposed ADU would make this a very difficult task.

Social impact I: Our neighborhood could benefit from affordable housing. Building a conforming ADU, rather than the proposed oversized one, would better help achieve more affordable housing. Even if our neighbor's immediate intention is not to rent their ADU out, they or future owners of the property might consider this option later on. All else equal, a conforming ADU would be more affordable than the proposed one for potential renters.

Social impact II: This issue has torn apart our neighborhood with several neighbors in the 200 ft. radius opposed to it and a few not opposed. If the request is denied, the neighborhood can better heal because most, if not all, would understand that the denial has been consistent with existing zoning rules. If, on the other hand, the request is approved, it would be very difficult for the neighborhood to heal and move on, because in the view of many neighbors the applicant has not made any convincing case for why the ADU would need to be larger than allowed by the current rules, nor have they shown any flexibility on the setbacks and dimensions.

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.
None.

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 adjacent property owners on the west side of the applicant's property, we would be substantially more negatively affected than any other persons in the general public, in terms of blocking our light, air, views, privacy, and enjoyment of our property. We believe the few in the neighborhood who have not opposed this application are significantly less affected than us. Therefore, we kindly ask the Board to consider a much higher weight for our views in this case.