



**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:	Anne Carson		
Address:	1720 Swann St., NW		
Phone No(s):	631-276-4735	E Mail:	annecarson66@yahoo.com
I hereby request to appear and participate as a party in Case No.:	20718		
Signature:		Date:	5/19/2022
Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, please enter the name and address of such legal counsel.			

Name:	Andrea Ferster		
Address:	2121 Ward Ct., NW		
Phone No(s):	202-974-5142	E Mail:	aferster@railstotrails.org
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 or kind by the proposed zoning action than that of other persons in the general public.

May 11, 2022

Board of Zoning Adjustment
441 4th St NW Suite 200 S
Washington DC 20001

Re: BZA Case 20718

PARTY WITNESS INFORMATION

1. David P Conrad will be offered as an expert witness. Mr. Conrad is a District of Columbia licensed architect with 34 years of service. He is a solo practitioner in the firm of DPConrad, Architect. Mr. Conrad will serve as an expert witness and will testify to the implications of the requested special exception and the objectionable effects on Ms. Carson. His resume is attached.
2. Anne Carson will testify on the objectionable effects on her use and enjoyment of her home.
3. Ms. Carson reserves the right to change or add to the list of witnesses and expert witnesses as it develops its case and reviews additional submissions by the Applicant.
4. Forty-five minutes is requested to present the case.

Anne Carson
1720 Swann St., NW
Washington, DC 20009

David P Conrad, AIA
1216 Upshur Street NE
Washington DC 20017
202 526 8855 DPConArch@verizon.net

Professional Qualifications and Education

Architectural Registrations	Massachusetts, 1992 District of Columbia, 2000 Maryland, 2000 Virginia, 2001 1992
NCARB Certification	1992
Master of Architecture	December 1987, University of Maryland, College Park, Md.
B. A. Physics	August 1978, Goshen College, Goshen, Indiana

Employment History

DPConrad, Architect October 1999 to present
Washington DC
Sole Practitioner

Augustyniak Residence Kitchen Addition	Mount Pleasant, Washington DC
Zarr/Dinh-Zarr Residence Addition	Capitol Hill, Washington DC
WOLA Offices	Dupont Circle, Washington DC
Hyattsville Mennonite Church Advent Candelabrum	
2007 AIA National Small Project Award	Hyattsville, MD
2008 IFRAA/AIA Religious Art & Architecture Merit Award	
Velasquez/Rohlin Residence Renovation/Addition	Silver Spring, MD
Cymrot Residence Renovation/Addition	Capitol Hill, Washington DC
Bernhardt Lanier Residence Renovation/Addition	Takoma Park, MD
Flickinger Bartel Residence Kitchen	Riverdale Park MD
Eastern Mennonite University WCSC Dormitory	Turkey Thicket, Washington DC
Janzen Bahrenburg Residence Addition	University Park, MD
Sweeney Slater Residence Renovation/Addition	Capitol Hill, Washington DC
Sullivan Ryder Residence Master Plan	Cleveland Park, Washington DC
Rolling Ridge Study Retreat Staff Residence	Harper's Ferry, West Virginia
Linscheid Crichton Residence Renovation	Washington Grove, Maryland
Cobb Deal Residence Renovation	Columbia Hghts, Washington DC
Hamilton Golberg Residence Garage	Chevy Chase, Washington DC
Jubilee Association Offices	Kensington, Maryland
Reliacom Inc. Offices	U Street, Washington DC
Rolling Ridge Meditation Chapel	Harper's Ferry, West Virginia
Campbell Residence Porch Addition	Rockville, Maryland
Hershey Carriage House	Toms Brook, Virginia
Jubilee Association Elevator Addition	Kensington, Maryland
Conrad Brubaker Residence Renovation	Michigan Park, Washington DC

Wiedemann Architects March 1995 to September 1999
Bethesda Maryland
Associate

Numerous Residential Projects including:	
Kahn Kriesberg Residence	Potomac, Maryland
Conaghan Residence	Brookmont Maryland
White Residence	Kensington, Maryland
Washington Grove Town Hall	Washington Grove, Maryland
Historic Preservation and Addition	

Keefe Associates Inc. _____ October 1992- September 1994

Boston, Massachusetts

Project Architect

Saint Raphael Church	West Medford, Massachusetts
Construction administration and liturgical furnishings design	
Saint Theresa Church	Sherborn, Massachusetts
Liturgical furnishings design	
Holy Apostles Church	Cranston, Rhode Island
Construction Administration, liturgical furnishings design	

Charles T. Stifter Architects and Planners _____ September 1989 to September 1992

Boston, Massachusetts

Project Architect

Board of Directors Room BayBank Harvard Trust	Cambridge, Massachusetts
Copley Square Branch BayBank Boston	Boston, Massachusetts
Noell GMBH Offices Dulles Conner Park,	Herndon Virginia
UNUM Insurance Co. Offices 101 Arch Street	Boston, Massachusetts
Summer Street Self Service Banking Center	Boston, Massachusetts
Central Square Branch BayBank Harvard Trust	Cambridge, Massachusetts
Allston Branch BayBank Boston	Boston, Massachusetts

Muse-Wiedemann Architects _____ July 1988 to August 1989

Washington DC

Intern Architect

Meadowlark Gardens Park Pavilion	Fairfax, Virginia
Watkins Wheeler Residence	Chevy Chase Village, Maryland
Peterson Residence	Bethesda, Maryland
Goldman Residence	Bethesda, Maryland

Celentano Esposito Architects and Planners _____ January 1988 to June 1988

Hyattsville Maryland

Intern Architect

State Office Building Foyer	Baltimore Maryland
Wesley Theological Seminary Gallery	Chevy Chase, Washington DC

VVKR _____ June 1987 to August 1987

Baltimore, Maryland

Intern Architect

Druid Hill Pool Renovation	Baltimore, Maryland
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David P Conrad, Carpenter _____ October 1981 to August 1983, Summers 1984 to 1986

Washington DC

Self-Employed Carpenter

Low Income Housing Renovation: Hope and a Home, MANNA	
Scattered sites in Columbia Heights, Petworth & Shaw,	Washington, DC

Menonite Central Committee _____ August 1980 to October 1981

Akron, Pennsylvania

Peace Worker

Row-house renovation inner city Dublin.	Dublin, Ireland
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Martin Brother Construction _____ June 1978 to December 1979

Wakarusa Indiana

Carpenter

Custom house construction	Elkhart County, Indiana
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Pels and Dubose, Builders _____ Summers 1975 to 1976

Corpus Christi, Texas

Carpenter/Laborer

Spec house construction	Corpus Christi, Texas
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May 11, 2022

Board of Zoning Adjustment
441 4th St NW Suite 200 S
Washington DC 20001

Re: BZA Case 20718

Members of BZA Board,

I request party status in the matter of Case 20718, scheduled for hearing on May 25, 2022. Please see the below responses to Party Status Criteria Form 140.

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?

The Applicant's special exception application will increase lot occupancy in the rear of the property. This would enlarge the area for rooftop additions (penthouse, roof deck and fences). This increased and redirected lot occupancy results in objectionable adverse impacts to my adjoining property as follows:

Negatively affects my light and air. The rear elevations of the project will directly adjoin my property (no dogleg separation is planned). There will be a west wall that extends about ten feet up and ten feet out from my third floor roof (See HPRB Concept Submission, page 7 and 11, attached) and will put my third floor south facing windows into shade for much of the day, especially in the winter. Right now, the light from the south facing third floor rear window of my duplex flows down the interior staircase and illuminates the north facing study and living room and dining room. That would no longer happen for much of the day.

Negatively affects my privacy. My privacy would be negatively affected by the project. People standing on the project's roof deck would be able to look straight down into my third-floor rear bedroom, only a few feet away.

Visually intrudes upon the character, scale and pattern of houses along the Swann St. frontage and rear alley

--Front façade visual intrusion. The rooftop additions would be visible along a large swath of Swann St, thereby interfering with the traditional historical appearance, scale, and patterns of the streetscape, which is located within the Dupont Circle Historic District. No other property on this block has a penthouse and on no other property can you see rooftop fences or people congregating on top of the building from the street.

-- Rear Alley visual intrusion. Petitioner's claim that the project would align rear facades on the alley is inaccurate. The rear facades are of varying depths. Unlike petitioner's block project, they usually have doglegs. My house and six houses in my row directly to the east all have both doglegs and rear facades about 37 feet (two rooms deep) from the front.

-- Petitioner's block-like structure at a uniform depth of about 57 feet would be out of harmony with the regular, pleasing-to-the-eye depth variations in the levels of the rear façades of my home and the six historic townhouses directly to my east.

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

I live at 1720 Swann St, which adjoins 1722 Swann St, and have owned the property since I purchased it in 1994.

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

The new structure would abut my home. Zero feet distance.

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 project would detract from the historical character of Dupont Circle. As before stated, the Applicant uses the special exception to increase lot occupancy and to redirect lot occupancy from front to rear to accommodate a penthouse, roof deck and fences that would visually intrude upon the character, scale and pattern of houses along the subject street frontage. The penthouse will be visually dominate Swann Street's historic streetscape and is therefore not compatible with the character of our historic district. The straight-line rear façade would jut out from my home and the six neighboring homes and be inconsistent with the regular pattern of varying depths of the levels of the rear facades of these homes No other property has a penthouse and no other property can you see people congregating on top of the building from the street. Thus, contrary to the Applicant's assertion, the requested relief will in no way "stabilize" the historic district, but in fact, would destabilize the historic district. Rather, the project would set a precedent for others seeking to build visible rooftop additions in the Dupont Circle historical district. This would further degrade the historical character of our neighborhood.

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/denied.

Contrary to the representation of the Applicant (BZA Exhibit 8), my property does not encroach on the Applicant's lot by anything close to 70 feet. The facts:

--A party wall of varying planes exists. Measured at the front façade, the party wall is slightly less than eight inches. It gradually decreases in thickness to four inches at about 36.7 feet (the front two rooms of my house). It then falls off to about two inches for the remaining approximately 20 feet (the third room deep, an extension of the original building).

--That is less than 28 feet, very short of petitioner's claim of 70 feet.

--Even 28 feet is likely a gross overstatement, because according to historical surveys and representations by the original owner, the party wall lies half on 1720 (my property) and half on 1722 (the empty lot now owned by the petitioner). Prior to my 1994 purchase of 1720 Swann Street, Beulah and Lawton Bullard owned my house at 1720, the empty lot at 1722. Beulah and Lawton's heirs sold the lot to the Applicant recently and retain ownership of 1724, so it would make sense that the party wall is shared equally by both properties.

--Petitioner provides no specific calculations, surveys, or supporting documentation to justify the bald claim of a 70 square foot encroachment, used to justify the special exception. As a result, assertions

regarding this alleged encroachment should be disregarded by the Board and do not provide any basis for allowing the special exception in light of the foregoing objectionable impacts.

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.

While the residents of Dupont circle and the public in general will suffer from the degraded pedestrian streetscape, I will be uniquely impacted by my loss of privacy and light. The rear elevation directly abuts my property. It will throw my south facing third floor windows into shade, impairing my light and air. The roof deck would be mere feet away from my third-floor bedroom, adversely affecting my privacy and my use and enjoyment of my home. The special exception will therefore create objectionable impacts on my use and enjoyment of my property by enabling the construction of a rooftop penthouse, deck and fences that unduly interferes with my light and intrudes on my privacy. I therefore believe that the project would more significantly and distinctively affect me in both character and kind more than other persons in the general public.