

**Party Status Criteria for DARROW re BZA Case 21044:**

*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 proposed structure is to place a 3-story, 15 feet long concrete wall immediately adjacent to our home—at a distance of approx. 8 feet from main living areas and completely blocking original (1912) windows, plus deck 12 foot above grade, extending 10 additional feet (25' total).

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

Owner and Resident since 2014

*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.)*

Zero feet—adjoining property. Approx 8 feet between historic existing structure at 2920 and proposed 3-story concrete wall (parge over CMU) addition. (photos attached for perspective)

*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 structure proposed by the applicant will have clear negative impacts on our property's use, habitability and value. Specifically, the addition of 25 feet structure (15' 3-story wall and 10' of deck) will entirely block out our East-facing windows and all morning sun and breezes (see photos) as well as massively shade our back patio throughout the year. Applicant's shadow analysis does not appear to be complete or fully representative. We expect that this reduction in light will also negatively impact the health of the one remaining, large native tree on the property—a mature sugar maple who's health we have previously had assessed and is dependent on morning light from the east as it's access to afternoon sun is already severely degraded.

*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.*

Approval of this application and plans as proposed will have additional negative impact on our property. The proposed structure will block all of the windows in our family dining room and enclosed porch above it with a massive solid concrete wall approx. 8 feet from the most prominent and valuable view and enjoyable spaces in our home. As an end-unit rowhouse, the addition of a will certainly negatively impact the financial value of our property and severely diminish the our quiet use and enjoyment of our home.

For additional context, the applicant's vague exploratory email from April of 2023 was never followed up when additional details were requested. A neighborly conversation of what they were considering was never had, nor were any official notices received until the posting of the BZA Hearing Notice was placed Friday afternoon 09 FEB 2024. One can only conclude that our

input and potential request to reconsider the scale and impact of the proposed addition was neither desired nor sought.

*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.*

Of all neighbors, this proposal most directly impacts our home at 2920 Upton St, both with respect to its size/scale and immediate adjacency.



DARROW (3)



Breakfast Room, facing East.  
These windows will be  
completely blocked by a  
concrete wall.



Breakfast Room, facing East.  
Showing alignment of  
current structures and  
distance between them



Family Room (2<sup>nd</sup> story) facing East.  
These windows also to be blocked by  
a concrete wall.



View East from 2<sup>nd</sup> floor showing additional homes on this block for scale and context



Alignment and scale of current structures.  
Proposal replaces current roofed patio (center)  
with three story wall and addition, plus an  
additional 10 feet of deck.



View facing north, showing approx. 8' separation between structures



Additional view, facing North