

DCRA Zoning Commission

September 8, 2013

To whom it may concern;

We are the owners of the property located at 1021 Irving Street NW, Washington, DC 20010 (lot #96) directly adjacent to 1019 Irving Street NW (lot #97) - the property owned by Wilfredo Bonilla currently seeking 4 variances. We are the property most directly affected by potential variances but were not informed by letter of the hearing nor the procedures for filing to be considered a party to the case.

This letter serves as our objection to the granting of the variances for the structure on lot 97.

We have 3 key objections:

1. **Water run off.** This is our main objection. The current structure on lot 97 covers the entire back of the property. The roof is corrugated tin with a gutter. When it rains the water sheets off the roof, some is diverted into the gutter, but most drains directly into our backyard. It runs down our walk way and into our basement.

Since purchasing the house our basement has flooded twice from the rain. We have spent over 10,000 USD to address the issues including a sump pump, new in ground drain, new gutters on our home, digging a trench, adding a new downspout to the neighbors gutter, and snaking our two exterior drains. While this has gone some of the way towards dealing with the run off it has not solved the problem. We believe removing the structure and improving drainage at 1019 Irving Street would solve the issues.

2. **Electrical safety.** At least one extension cord is currently being run from the main house to the structure and is exterior to the structure. This is a major fire hazard. These kinds of cords should not be exposed to the elements.

2. **Access.** We recently undertook a survey by a licensed surveyor of our property to establish the legal boundaries. We took this step because the neighbors who own lot 821 (directly north of our property) plan to demolish their current garage and build a new garage, which will cover most of their lot. Please see survey map prepared by the surveyor.

Currently, to access our back yard to park our car, we back down the public alley (lot 113) and enter our backyard. When the new garage is built we will

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D.C. OFFICE OF ZONING
2013 SEP -9 PM 3:06

BOARD OF ZONING ADJUSTMENT
District of Columbia
Board of Zoning Adjustment
CASE NO. 18600
EXHIBIT NO. 26
EXHIBIT NO. 26

no longer be able to enter this way. Instead we will need to enter from the public alley along lot 97.

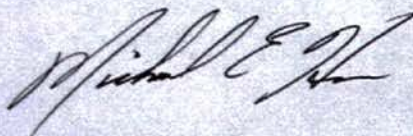
According to the survey the current structure on lot 97 infringes onto our property line by approximately 6 inches. The two large swing doors of the garage open on to our property and the garbage cans for the property are stored on our property during the two picks up per week.

Once the new garage is finished we will be parking our car where their use infringes on our property. If they demolish the current structure and build anew in a way that opens on to the public alley we will have no issues.

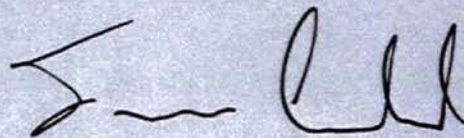
While we understand the long-term nature of the current structure the issues related to its location and construction continue to increase. We believe removing the structure to comply with current zoning restrictions would be of the greatest benefit.

Thank you for your consideration of our objections. If you require additional information please contact us by phone - 917 873 6397 or e-mail teresa.crawford@gmail.com.

Sincerely,



Michael Hess

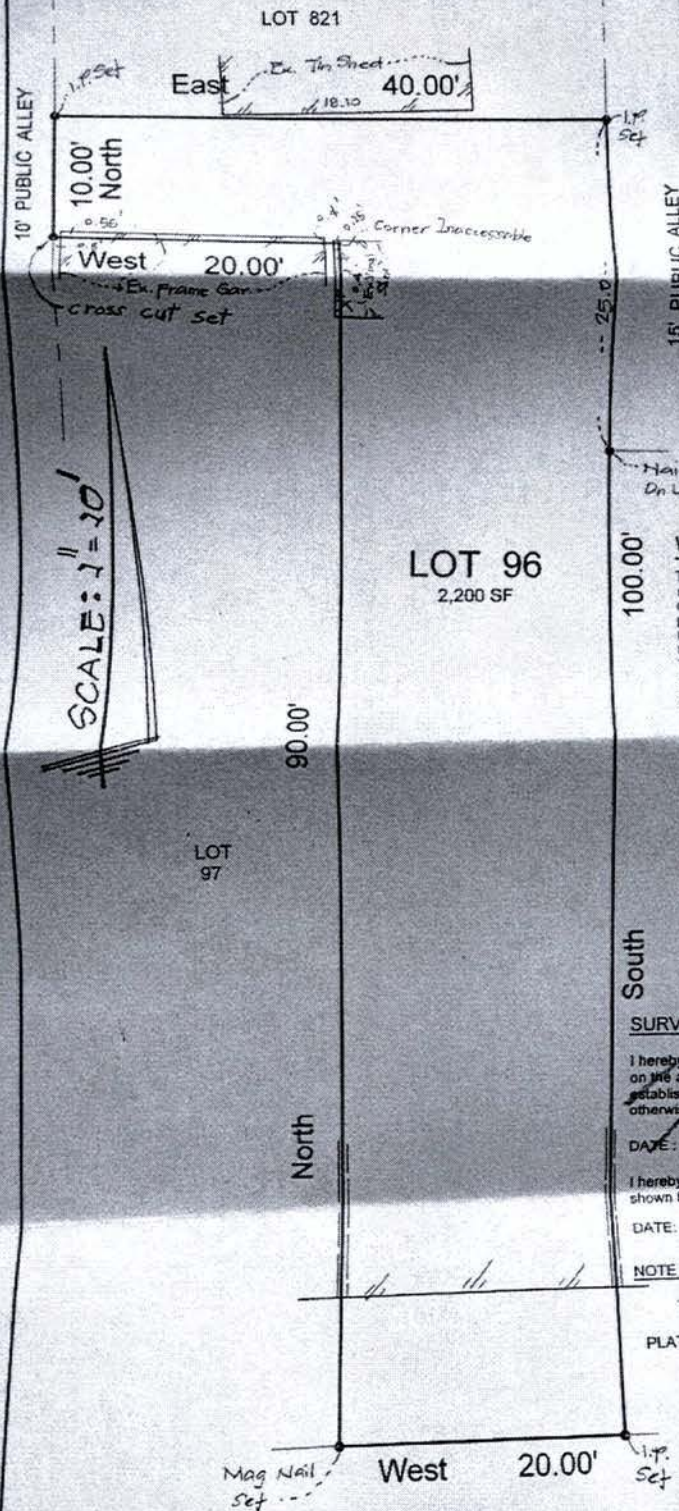


Teresa Crawford

LOT STAKE OUT

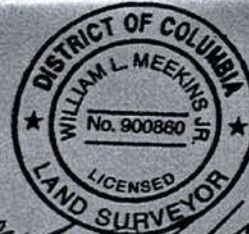
**LOT 96
SQUARE 2846**

BOOK 41 @ PAGE 124
NORTHWEST
DISTRICT OF COLUMBIA.



WALL CHECK:

The Building Code of the District Of Columbia requires that before the walls of a building exceed one foot in height, a wall check survey must be performed by the Office of the Surveyor and a report submitted to the building inspector's office of the Department of Consumer and Regulatory Affairs. The building inspector may require other wall checks as construction progresses. It is the builder's responsibility to order the wall check and to advise the Office of the Surveyor when it is needed.



South

SURVEYOR'S CERTIFICATES:

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit - tape survey and that, unless otherwise shown, there are no visible encroachments.

DATE:

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipe are in place as shown.

DATE: 2nd August 2013 *W. L. Meekins*

NOTE: House location surveys do not include setting iron pipes on property corners.

NO TITLE REPORT FURNISHED
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS
OF RECORD OR OTHERWISE.

W. L. MEEKINS, INC.

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REGISTRATIONS

MD # 2134 & # 10833
VA # 576
DCLS # 900860

IRVING STREET N.W.