

February 29th 2016

Re: Case # FY-16-7-Z

RECEIVED
D.C. OFFICE OF ZONING
2016 MAR -7 AM 12:46

Dear BZA,

We were given plans to the development of 1317 Naylor Court, a property with which we share a party wall. The property line between 1315 and 1317 goes right through the middle of the wall giving each party 50% ownership. We are very concerned about the manner in which the owners of 1317 Naylor Court are intending to develop this property for the following two reasons and we really need your help here.

1) It appears from the plans for 1317 development that **they intend to obliterate 4 of our windows (59.6 square feet) by their new construction.** The light, air and interior historic nature of this building (built in 1899 and listed on the National Register of Historic Places) will be compromised. It is our understanding that in terms of party walls, *"Neither owner can use the wall in a manner that impairs the other's easement or interferes with his or her property rights."*

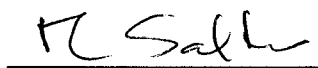
2) According to the Kube architecture plans we reviewed, the "I" beams in the garage are going to be used to support the weight of the second floor addition. (They currently carry little weight.) We have no data that these beams are sufficiently anchored within the shared wall to support a second story. The beams are not an integral part of the wall of 1315 Naylor Court but were "inserted" partially into the shared wall after the fact, about 100 years ago when a garage was constructed using existing walls. **We are concerned that should the wall where these beams are inserted fail to support the proposed additional weight, that the structural strength of the entire wall will be affected on both sides.**

We are asking you to help us protect our property rights and seriously consider our appeal to deny support of this proposal as it currently stands.

Sincerely,



David R. Salter



Margita Salter

1315 Naylor Ct. NW, Washington D.C., 2001
davidsaltermd@aol.com, (202) 696-0155

Windows to be obliterated



Four windows on 1315 second floor from the inside

26" x 60"

39" x 60" (x 3)

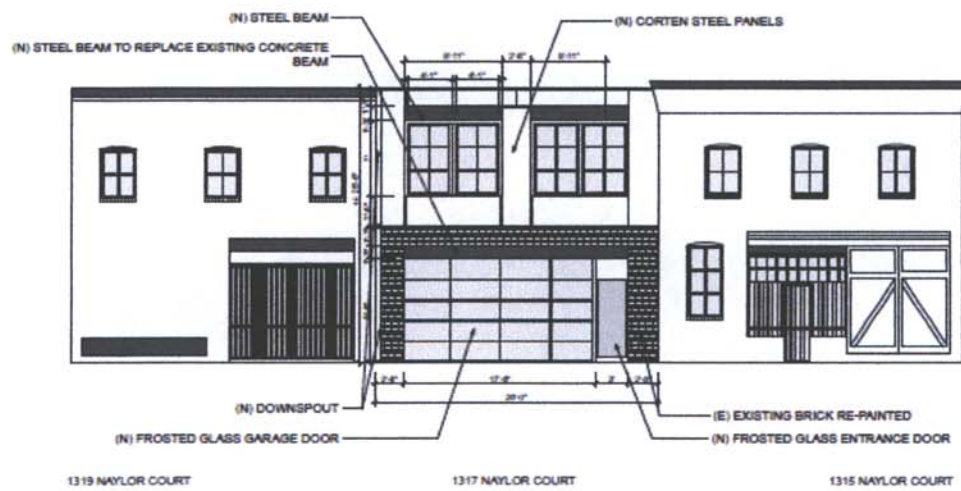
Total area = 8,580 square inches = 59.6 square feet of light



Four windows on 1315 second floor from the outside



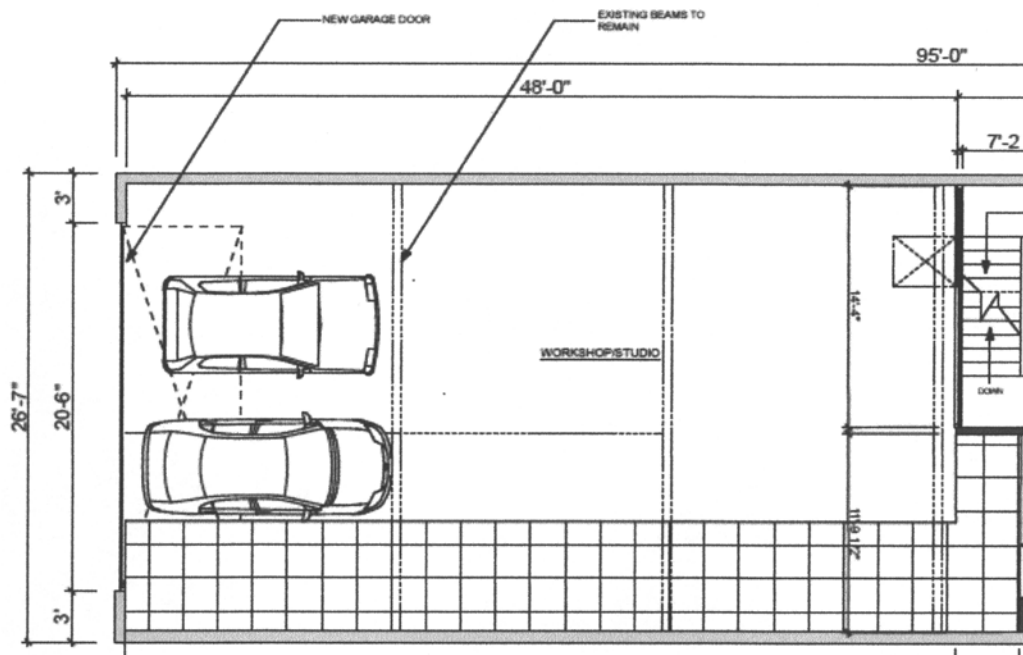
Proposed construction obstructing four 2nd floor windows at 1315 Naylor Court



(image from KUBE architecture 2015)

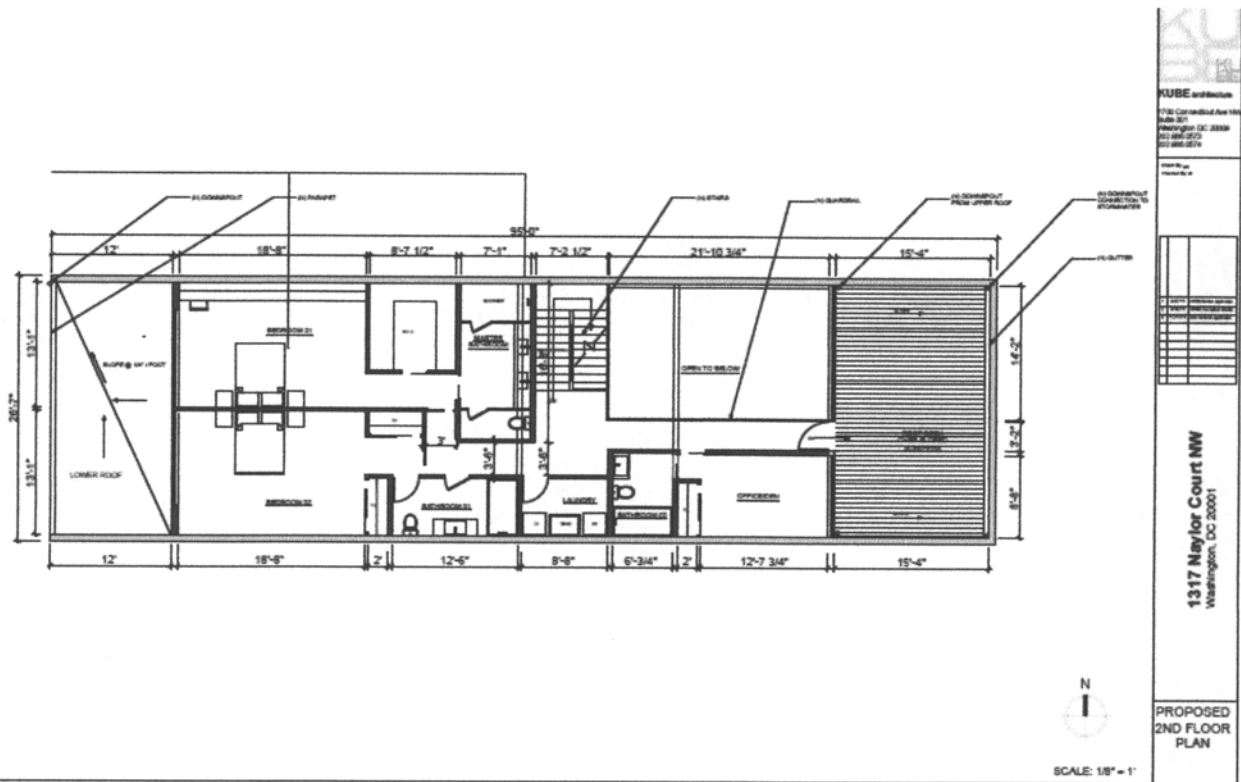
"I" Beams marginally incorporated into two party walls.



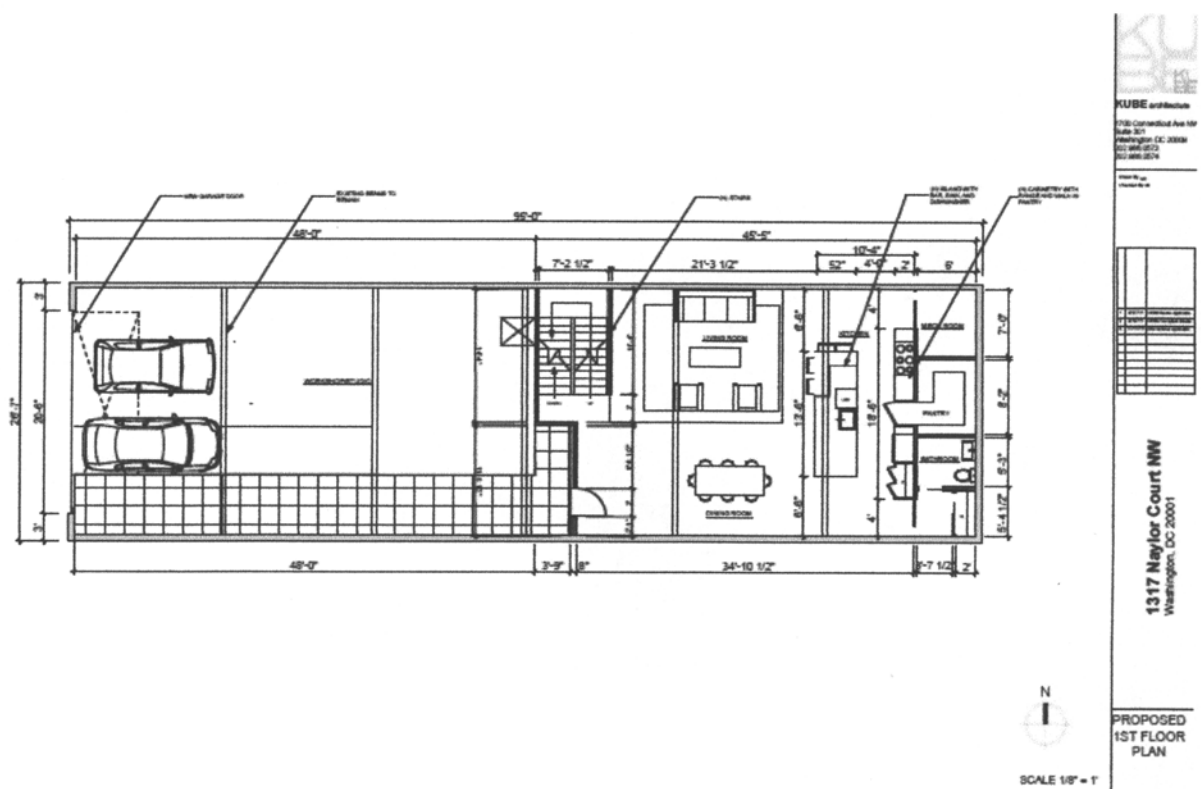


(image from KUBE architecture 2015)

The existing 100-year-old beams and their position within the structure are slated to remain in place according to the architectural plans by Kube Architecture. ("Existing Beams to Remain")



(image from KUBE architecture 2015)



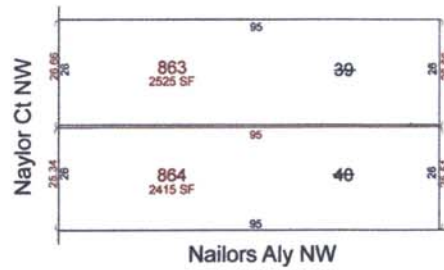
(image from KUBE architecture 2015)

OFFICE OF TAX AND REVENUE
ASSESSMENT DIVISION



ASSESSMENT AND TAXATION PLAT
Square 367

3866-W



Drew Wold A073380 6/22/15 Scale, 1 inch = 20 ft.
Draftsman Reference Date

The Office of Surveyor of the District of Columbia shall admit this plat to record under the provisions of Chapter 7 of Title 47, District of Columbia Code, Designation of Real Property for Assessment and Taxation, and for other purposes.

[Signature]
Chief Assessor, Office of Tax and Revenue

FP-125 (Rev. 5/98)
1-03431

The property line goes down the middle of the wall between 1315 and 1317 Naylor Ct.

CONSUMER INFORMATION NOTES:

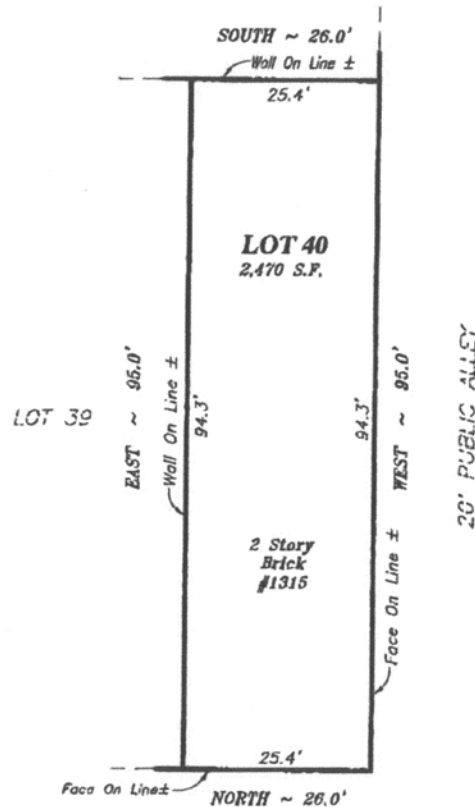
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone Information is taken from available sources and is subject to interpretation of originator.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0020B.
- 2) No property corners found. Lines shown evidenced by drawing of record and field measurement.



Location Drawing
LOT 40, SQUARE 367
WASHINGTON
District of Columbia



NAYLOR COURT, N.W.

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO DOCUMENTS OF RECORD AT THE OFFICE OF THE DISTRICT OF COLUMBIA SURVEYOR. LOCATION OF IMPROVEMENTS SHOWN HAS BEEN BASED UPON FIELD MEASUREMENTS FROM EXISTING LINES OF APPARENT OCCUPATION. WHENEVER POSSIBLE, PRIOR SURVEYS OF PUBLIC RECORD HAVE BEEN USED TO CONFIRM INFORMATION SHOWN."

Joseph E. Snider

DISTRICT OF COLUMBIA LICENSED SURVEYOR NO. LS 900632

REFERENCES

D.C. SURVEYOR RECORDS
BOOK
PAGE

LIBER *N.K.*
FOLIO *102/103*



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

WALL CHECK:

HSE. LOC.: 10-30-03

SCALE: 1" = 20'

DRAWN BY: M.C.J.

JOB NO.: 03-7662