

June 12, 2018

Frederick Hill, Chairperson  
D.C. Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW, Suite 200S  
Washington, D.C. 20001

Re: 1729 T Street, NW Project, BZA case number 19772

Dear Chairperson Hill and Members of the Board of Zoning Adjustment:

We are the owners and residents of the condo building at 1731 T Street, NW, immediately adjacent to the subject property. Our building is a contributing structure to the historic Striver's District and was built in 1902.

We appreciate that Travis Fleisher and his group (the applicant for the project at 1729 T Street) have made presentations at community meetings such as the ANC and Conservancy, and they have also reached out to our building directly and met with us.

When we met with Travis Fleisher and his architect Will Teass on Sunday, June 3, 2018, we presented our concerns about water infiltration from the property at 1729 T Street, NW to ours and showed him the damage due to water infiltration in our basement. We discussed our complaints to the DCRA since 2016 about water infiltration due to improper drainage at 1729 T Street, and we also shared a letter from a structural engineer who we hired to advise us.

We are glad that Mr. Fleisher has installed a tarp over the deck in his yard since we spoke with him. It would also be helpful to know how he plans to address the other issues outlined in our structural engineer's letter (see attached). Our structural engineer informed us that our east wall is a party wall and it is the responsibility of the owner at 1729 T Street to maintain his side of the wall. We would like to make sure our property does not continue to be adversely affected.

Therefore, we'd also like to confirm that Mr. Fleisher plans to follow up on the additional steps we discussed, including ensuring the rainwater roof downspout is properly draining into the drain (both using a camera to inspect the drains to make sure they are free from blockages and sealing the connection to the drain so water doesn't escape), and re-grading the yard away from our wall. The footer along the party wall is also in very bad repair and requires a sealant to ensure it stops enabling the infiltration of water into our basement. Given that the poor condition of the wall is also resulting in water infiltration into unit 3 on the second level of our building, we also request that Mr. Fleisher and his team identify and mitigate the source of this infiltration.

Finally, we understand from our discussion that the resulting construction at 1729 T Street will effectively cover the majority of the party wall between our properties, potentially mitigating further risk of water infiltration along the covered section. However, an approximately 30 foot section of party wall will remain uncovered after construction. We kindly request that Mr. Fleisher and his team repoint that portion of the party wall to protect our building from future water infiltration.

Best regards,

1731 T Street NW Condo Association

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19772  
EXHIBIT NO.46