November 2, 2001

Mr. Jerrily R. Kress, FAIA
Director, Office of Zoning
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Application Number 16790
311 Channing Street, N.E.

REQUEST FOR APPEARANCE AND PARTY STATUS

Affected Party: James Aldridge
313 Channing Street, N.E.
Washington, D.C. 20002
Phone number (H) (202) 328- 3249 (W) (202) 422-4338

I am requesting to appear before the Board and participate as a party pursuant to Section 3106 of the Zoning Regulations.

I will appear before the Board as an opponent to the variance.

I will be appearing on my behalf.

I am the owner of the property located at 313 Channing Street, N.E., the property next to the proposed lot seeking a variance.

The proposed variance will substantially reduce the value of my property, and force me to incur substantial cost to meet building and fire code compliance for the rooms that will become in violation of the District's fire and building codes should the zoning variance be granted.

The value of my property will be further reduced because detached property in this neighborhood has a higher re-sale value than semi–detached property.

The house located at 313 Channing Street, N.E., was built in 1910 as a detached house. The house that was located at 311 Channing was also built in 1910 as a detached house. These houses were built prior to the zoning changes that

BZA 16790 19

Board of Zoning Adjustment
District of Columbia
CASE NO.16790
EXHIBIT NO.19

allowed row construction in this square. The same contractor built both of these houses and each house contained characteristics that improved the value of each property as a whole.

Each of these properties was constructed in such a manner to take advantage of each lot while providing maximum use of light and space. Each house was built on the west party line of each property, separated by a five feet walkway. Both house were built with windows along the part wall side of the building. The construction of a row structure attached to my property would block windows that have existed for 90 years.

Additionally, to meet new code requirements, the property will have to be landscaped for proper drainage. The soil behind each house was removed by approximately 4-6 feet to eliminate the need for basements stairs to enter the rear of each property.

In order to comply with existing construction codes, the rear yard of 311 will require substantial backfilling to meet code requirements. The result of this will further reduce the value of my property.

By: 