Office of Zoning
441 4th Street, NW
Washington, DC 20001

RE: Application Number 16847

March 3, 2002

Dear Sir or Madam:

In response to Application Number 16847 (Square 189, Lot 59) I am concerned of the following issues:

1. I am the only immediate neighbor with a shared party wall (North) to this structure. As a registered Architect in the District of Columbia, and having been inside this building, I am concerned of its structural soundness. Many of the existing floor joists are rotted (or missing) in various locations due to water damage from a leaky roof and years of neglect. This creates a precarious condition in that the lateral support required between row houses is compromised. Therefore, there exists an immediate threat to public safety on either side (North and South) of the building. I request the City to require structural engineering drawings (signed and sealed) for all structural work to the building.
2. As the party wall neighbor, any exterior work to the existing building will be a nuisance to me in the way of trash, noise, etc…I will likely lose some of the use of my rear yard during construction.
3. If the proposed addition is approved, I risk sustaining damage to my property. The construction of the addition will likely require access to my rear yard and roof. Damage from equipment and construction workers will be eminent.
4. If an addition is approved the new structure will block the little sunlight I (and immediate neighbors) currently receive. The rear yard(s) will be even more enclosed leaving us "in the dark."
5. The façade of my residence was donated to the L'Enfant Trust. I am concerned that any work to the façade of 2000 15th Street may result in damages to mine. I am liable to repair such damages to the satisfaction of the Trust.
6. Once the project is completed we (the entire neighborhood) will be faced with even fewer parking spaces. Most houses on the 2000 block of 15th Street do not have off street parking because there is no, or limited, alley access. The additional residential and retail (or commercial) space developed will make a bad situation worse.

Thank you for your attention to this matter.

Regards,

Lawrence Seitz, AIA

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BZA
Case No. 16847
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.16847
EXHIBIT NO.24