4428 Faraday Place, NW
Washington, DC 20016
October 15, 2002

Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

To Whom It May Concern:

RE: Case # 16921

Pursuant to the Board's request at the hearing conducted on October 8, 2002, attached are photographs that clarify the negative impact of the applicant's proposal on my property. Please contact me if you would like additional copies of any of the photographs.

These photographs show that the proposed addition will overshadow my backyard, block light to my house, diminish my privacy and enjoyment of my property, and possibly damage a mature tree that has provided beauty to the neighborhood for years and years.

Once again, I urge the Board not to grant an exception for a structure that encroaches so substantially into the rear lot setbacks.

Sincerely,

Kathleen B. Beckwith

Kathleen B. Beckwith
(202) 686-9493

Attachments

BZA
Case No. 16921
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16921
EXHIBIT NO.32

My house on the left and applicant's house on the right. My house is 24 feet wide and 26 feet deep, not including the porch.



#16921

Picture taken looking to the rear along the fence between my property (on the left) and the applicant's (on the right)

Distance of my side lot to the fence is about 6'10"; applicant's side lot distance to fence is about 5'11".

Both side lots slope to the rear, ending up at about the same grade.

The upper windows shown for both houses are their side kitchen windows; the lower ones are basement windows.



Mature Dogwood tree in the corner of my property as seen from the alley. Dogwoods do not provide much shade or privacy, but are primarily decorative. I have been told by a landscape designer that Dogwoods have wide and shallow roots. They would extend in width beyond the width of the tree's branches. The tree could be damaged by the excavation and construction of the proposed addition. This Dogwood is the tree shown at the rear of my property in the applicant's plans. (Exhibit 29)



Another view of the Dogwood looking toward the corner of my property adjacent to the applicant. This tree has white blossoms in the spring, green leaves in the summer, and the reddish colors shown in the photo in the fall. It looses its leaves in the winter.



Late afternoon view from within my kitchen looking over the dishwasher and out the window. This is the side kitchen window on the applicant's side of the property. The window shade in the top picture shows the reflection of sunlight through the windowpanes. Both pictures show the shadow of the windows on the dishwasher. Even when it is not sunny, light enters at the same angle. This light would be blocked by the addition.





#16924

5

Picture taken from my yard facing the applicant's yard. Sunlight coming through the applicant's yard into mine. In the foreground about a third of the way from the bottom of the photo is the top rail to the chain link fence between our properties. The white chair between the two rays of light in the applicant's yard is in the area in which the proposed addition would be built.



Picture taken from my bathroom window looking Southwest past the corner of the applicant's house. (The window is approximately 3 feet from the rear of my house.)

In the applicant's drawings, the peak of the roof on the addition comes up to the middle of the rear windows on their second story. The middle of those windows is in the sixth row of shingles below the gutter.

In the photo, the rows of shingles are visible. By counting down from the top, one can see how high the proposed addition would be and how much light it would block.



This is a tape measure on the ground in my yard. It stretches from my house16 feet into the yard where the yellow tape container can be seen to the left in front of the ground cover. Since my house is about 5 inches closer to the alley than the applicant's house, these 16 feet illustrate that the proposed 16.6 foot addition will fill up about two-thirds of the depth of the yard. All of the area in the background of this photo behind the tape would be filled with a gray shingled wall overlooking my yard.



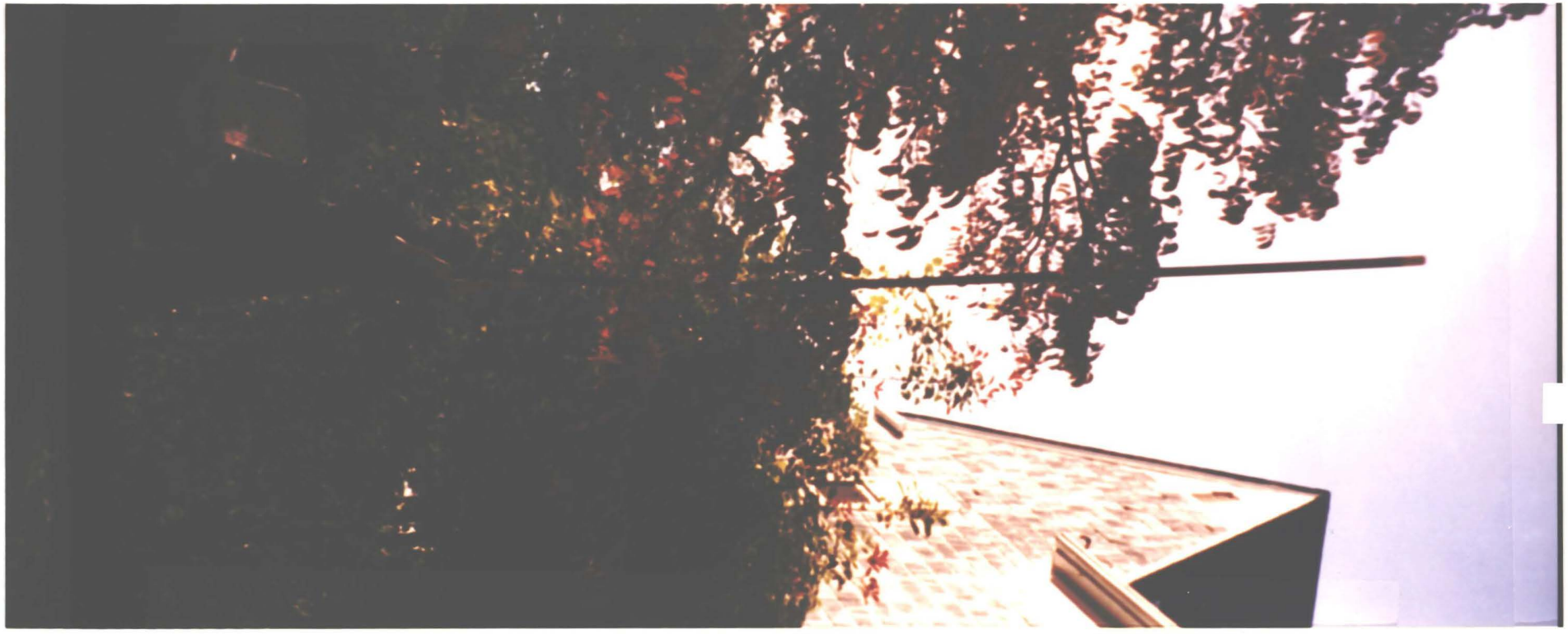
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These are pictures of a 5'11" tall friend standing behind the 16 ft tape measure at the fence and holding the pieces of wood that are 21 feet tall. Although the scale is off in this picture since the proposed addition would be about 6 feet behind her, it may give some sense of the massiveness of the proposed addition.



#16934

These are pictures of a 5'11" tall friend standing behind the 16 ft tape measure at the fence and holding the pieces of wood that are 21 feet tall. Although the scale is off in this picture since the proposed addition would be about 6 feet behind her, it may give some sense of the massiveness of the proposed addition.



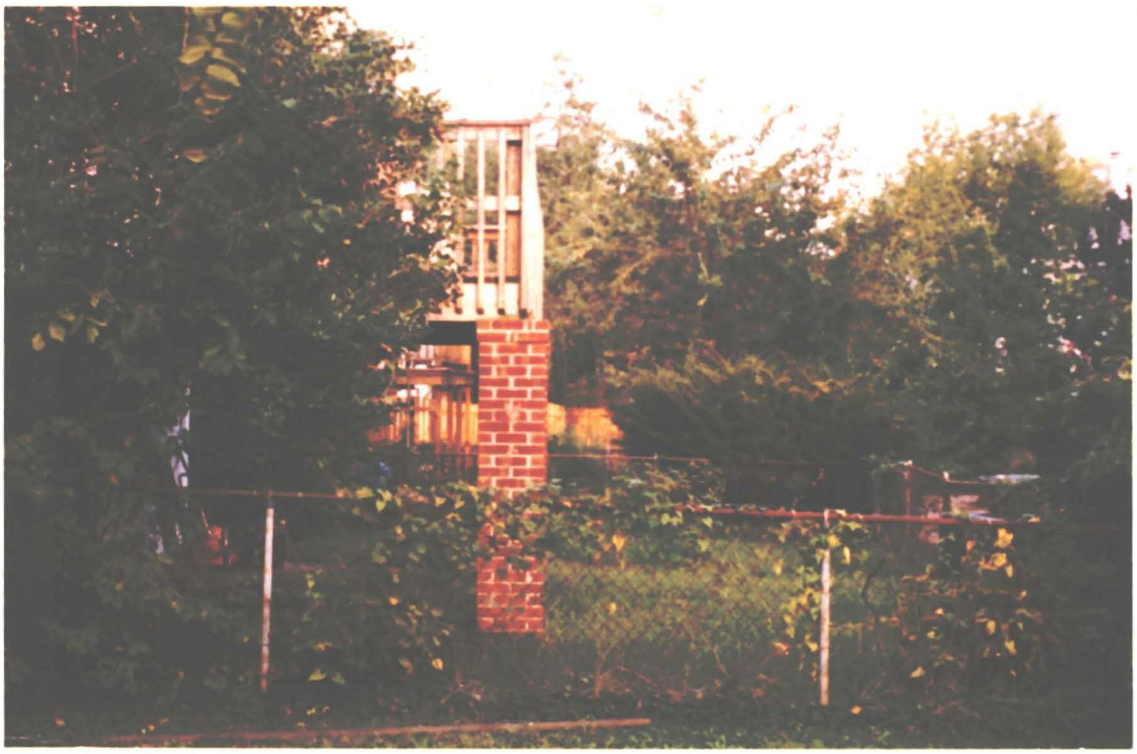
Rear of my house. The window in the lower left corner is my rear kitchen window. The window to the right is the dining room window, and the one on top is the master bedroom window. The piece of wood leaning against the house is 21 feet tall, the approximate height of the proposed addition. Although the addition is described by the applicant as one story, its proposed roof design, the fact that my basement is at ground level in the rear, and the ceiling heights in the applicant's house, make the addition more the equivalent of two stories.



Rear of my house, showing (from left to right) basement window, back door, and edge of larger window in former garage area that has been bricked in. The concrete approach to what was my garage is level, that is from the alley to the slab in my basement is all on the same grade. This is about 6 inches lower that the grassy area that adjoins the applicant's property.



This is the view from my yard in the opposite direction of the applicant. This is to show the open space remaining in their yards and that their decks, which do not block light, do not intrude into the rear yard setback like the applicant's proposed addition does



This is a view of the rear addition to 4425 Faraday Place, which is diagonally across the street from my house. This addition still leaves 17.5 feet of rear yard, thus encroaching by only about 2.5 feet. This is one of two large additions I am aware of on Faraday Place.

The other, at 4417 Faraday Place, was referenced in the Office of Planning Report. The BZA file, (Case # 16845) for 4417 indicates a 12-foot deep addition that encroaches by about 2 feet.

