Emilia Psillos
3713 Albemarle Street, N.W.
Washington, DC 20016

December 27, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC 28 AM 8:58

VIA HAND DELIVERY
District of Columbia Office of Zoning
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

Re: BZA Application #17251 – 3715 Albemarle Street, N.W.

Dear Chairman Griffis:

I have reviewed the supplemental documents provided by Mr. Kacar, architect for the applicants Mr. and Mrs. O'Reilly. I received the documents by mail late on Thursday December 23, 2004. Although the holiday weekend left me little time to respond to your December 28, 2004 deadline, I was able to get the services of Mr. Vassilios Magginas, a registered professional Engineer, to assess the short and long term impact the addition next door at 3715 Albemarle Street, N.W. will have on my property at 3713 Albemarle Street, N.W.

I have enclosed Mr. Magginas' professional observations to the applicant's response. Mr. Magginas also pointed out cracks in the sidewall of my basement at the corner closest to where Mr. O'Reilly has dug his foundation. Possibly caused by the digging and movement in the soil or possibly from the water that collected for many months in the huge hole his contractor dug underneath his back porch.

Mr. Griffis, I don't know if you live in a townhouse or a semi-detached, but imagine if you would going out of your back door to your deck or patio and to your left you confront a 21 foot high wall going out 12 feet, just barely 2 feet from your door step. Imagine looking out of your rear window and see an addition so close it seems as if your house has an extension, but it is not your property. Because of Mr. O'Reilly's addition I can no longer use and enjoy my property and my back yard. Please deny this application.

If you have any questions or require any additional information, please call my son George Psillos at (301) 718-3204.

Yours truly,

Emilia Psillos

Emilia Psillos

cc: P. O'Reilly
F. Cooke, Jr.
C. Wiss
J. Fondersmith

BZA
Case No. 17251
Exhibit No. 33

Board of Zoning Adjustment
District of Columbia
CASE NO. 17251
EXHIBIT NO. 33

Vassilios K. Magginas, PE - Professional Engineer Consultant
PO Box 3010 - Gaithersburg, MD 20885
Tel.: (240) 506-2574 & (301) 279-7810 - Fax: (301) 279-0357

December 27, 2004

Mrs. Emilia Psillos, Home Owner
3713 Albemarle Street, N.W.
Washington, D.C. 20016

Project: Construction on 3715 Albemarle Street, N.W., Adjacent to your Duplex Property.

Subject: Engineering Evaluation and Potential Adverse Issues Relevant to Adjacent Construction

Dear Mrs. Psillos,

Per your request, I have visited your property located at 3713 Albemarle Street, N.W. Washington D.C., and observed the construction of the adjacent duplex (3715 Albemarle Street) in relationship to your property. In addition, I have reviewed documents you provided me relevant to the application (#17251) submitted to the District of Columbia Office of Zoning, prepared by Rubin, Winston, Diericks, Harris & Cooke, L.L.P., dated 12/21/04, and David J. Kacar, AIA Architect, dated 12/20/04. My field observations, as well as the reviewed documents, raise the following concerns for your property due to adjacent duplex addition and construction.

1. Based on the information you provided me, it is my understanding that the adjacent construction was performed without any city permit, inspections by qualified professionals, as required in similar circumstances, and without any engineer on-record responsible for the structural design of the new addition.
2. Based on the information you provided me, I understand that the unsupported excavation for the basement and foundation performed by the adjacent property owner stayed open for several months with standing rainwater. The excavation performed and the standing water may have negatively affected the foundations of your property. Potential seepage towards your property, which can soften the foundation soils, introducing settlement and cracks to load bearing walls of your property.
3. Field observations indicated that the adjacent owner has raised the elevation of the back yard by approximately four to six inches in relationship to your property. Rainwater has the potential to accumulate in your back yard as a result of poor drainage and thus, further affecting your property. Considering the fact that you have a stairwell, which goes down to your basement, any excessive water accumulated in your back yard has the potential of entering your basement.
4. The foundation plan presented by Mr. David Kacar, Architect, shows a schematic layout without providing any section details of the foundations used for the structure, type of foundation, dimensions, reinforcing bars, allowable soil bearing pressure for the new foundations, as well as other typical details normally presented on similar drawings. Furthermore, considering that the adjacent construction is only 1.10 feet away from your

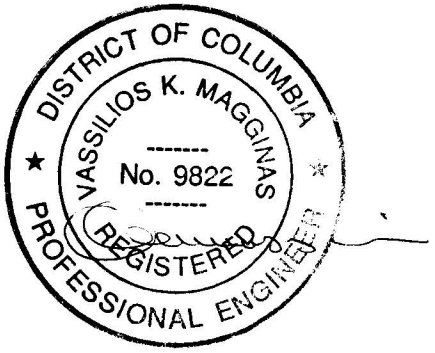
property, plan should present connection of the new foundations to the existing structure and any temporary or permanent shoring to protect your property.

5. Letter by Mr. Kacar, indicated that the drainage of the backyard is "to the north of the proposed addition" by referencing spot elevations of 101.95 and 101.91 feet. Surveyor's plan does not present any spot elevations. In addition, if such elevation difference exists over the 28 feet width of the property, it creates a slope of only 0.14%, which is almost flat and thus, creates a poor drainage situation that can adversely affect your property.

Based on the information provided and the points raised above, it is my professional opinion that the construction of the new addition adjacent to your property has the potential to adversely affect your property either in the short or long term. Considering the fact that the work completed today was performed without any city permits, an engineer on-record, inspections by a qualified professionals, and the technical points outlined above, I believe you are at a greater risk than an average owner under similar circumstances.

Please let me know if you have any questions or if I can be of further assistance to you.

Sincerely,



12/27/04

Vassilios K. Magginas, P.E.