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April 29, 2005

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

Attn: Jerrily R. Kress, Director

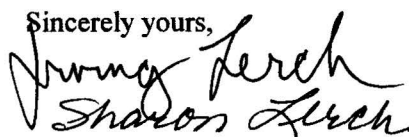
Regarding Application # 17319
Square 153, Lot 104
Ref: Rear addition to premises at 1723 Riggs Place, NW

Please be advised that we are opposed to any zoning variance in conjunction with this property. It is part of a row of ten unique, architecturally matched houses which were designed and built in 1893-1894 by Thomas Franklin Schneider, the famed architect of the period, who also built the Cairo Apartment Building. In addition to various pragmatic concerns dealing with blocking light from adjacent and nearby homes, we believe that both proposed additions would do damage to the footprint and architectural integrity of the entire row. It is this row which makes Riggs Place one of the loveliest blocks in the city

Specifically, we are opposed to both of the proposed variances, which William McKeever, the owner since last November, described in a letter he delivered to us. Mr. McKeever subsequently publicly stated at the ANC meeting on April 13th that he would withdraw his proposal, "to square off the 'wedding cake' of the third floor," that is, to add a room. Such an addition would deprive the surrounding residences of air and light areas (in contradiction to his claim that this would not happen). There is also the suspicion that the resultant increase in property evaluations attending these building additions would have a deleterious impact on the average assessments on the block thus imposing additional tax burdens on property owners.

Regarding the second proposal, to expand his kitchen "...about five feet into the 'dog leg' space separating my residence from that of my neighbor to the east (1721 Riggs Place)," which would increase his kitchen space by approximately twenty square feet, we believe would also do damage to the architectural integrity of this distinctive row, the exteriors of which residents for the past 111 years have managed to keep according to the architect's original design.

It is unfortunate that we will most likely be unable to attend the hearing on May 10th, but we join most of our neighbors in opposition to these changes.

Sincerely yours,


Irving and Sharon Lerch
1733 Riggs Place NW
Washington, DC. 20009

BZA
Case No. 17319
Exhibit No. 22

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District of Columbia
CASE NO. 17319
EXHIBIT NO. 22