

May 5, 2005

Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

Attention: Jerrily R. Kress, Director

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY - 6 PM 3:30

**Subject: Application Number #17319
Square 153, Lot 104
Rear additions to premises at 1723 Riggs Place, N.W.**

We are writing to express our opposition to the application of Mr. William McKeever, pursuant to 11 DCMR 3104.1, for a special exception to allow a rear addition to an existing single-family row dwelling under section 223, not meeting the side yard (section 405) and court (section 406) requirements in the DC/R-5-B District at premises 1723 Riggs Place, N.W. (Square 153, Lot 104).

In addition to pragmatic concerns, we are opposed to Mr. McKeever's expansion plans because they would destroy the original and historic outline of Mr. McKeever's home, and set a precedent for other homeowners to do the same. Mr. McKeever's home, at 1723 Riggs Place, is one of ten adjoining homes that are original in their front and rear exterior designs. These homes were designed and built in 1893-95 by Thomas Franklin Schneider, the famed Washington architect of the period, who also designed and built the Cairo and Iowa condominium buildings, among other beautiful buildings. We believe that both of Mr. McKeever's proposed additions would damage the footprint and architectural integrity of the entire row of homes on the north side of the 1700 block of Riggs place – now, one of the loveliest blocks in the District.

In 1995, to celebrate the 100th anniversary of these homes, the Historical Society of Washington gave residents of the 1700 block of Riggs Place a lecture about the block. Historical Society representatives explained the significance of the block and its architecture, including the row of ten adjoining homes. Making any exterior changes to Mr. McKeever's home – front or rear – would compromise the integrity of his home and those of his neighbors, and thereby damage the historical significance of this block for future generations. Mr. McKeever purchased 1723 Riggs Place less than five months ago, and should have better understood the historical importance of the neighborhood into which he was moving.

BZA
Case No. 17319
Exhibit No. 32

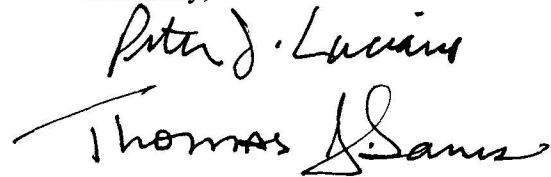
Board of Zoning Adjustment
District of Columbia
CASE NO. 17319
EXHIBIT NO. 32

We are also opposed to both of the proposed variances from pragmatic concerns. The third floor addition would deprive the surrounding residences of air and light areas. We also fear this would have an adverse impact on security in the alley. The expansion of his home over the "dog leg" area would do damage to the architectural integrity of this distinctive row of homes, the front and rear exteriors of which residents for the past 110 years have managed to maintain according to the architect's original design.

Unfortunately, we are unable to attend the hearing on May 10th, but we join most of our neighbors in opposition to Mr. McKeever's proposed changes.

Please do not approve Mr. McKeever's application (#17319) for a special exception to allow rear additions to his existing single-family row dwelling.

Sincerely,

The block contains two handwritten signatures. The first signature, "Peter J. Luciano", is written in a cursive style. The second signature, "Thomas A. Sams", is also in cursive and is positioned below the first signature, with a long horizontal line extending from the start of the signature.

Peter J. Luciano
Thomas A. Sams
1744 Riggs Place, N.W.
Washington, D.C. 20009