

May 20, 2006

Ms. Jerrily R. Kress, FAIA
Director, Office of Zoning
4411 4th Street, N.W. Suite 2000
Washington, DC 20001

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17319
EXHIBIT NO. 49

Dear Ms. Kress:

RE: BZA Application No. 17319 (William J. McKeever, 1723
Riggs Place, NW.) "Request for Minor Modifications of
Approved Plans"

About a week after receiving a permit to extend his building into its side yard, Mr. McKeever petitioned for an additional extension. As the owner of the property at 1721 Riggs Place, NW, one door east of Mr. McKeever's house. I hope this petition will be denied:

THE SIDE YARD

Minimum side yard area regulations were codified for the purpose of maintaining adequate light and air. The side yards in our row, smaller than the regulations required, were grandfathered in. Mr. McKeever's earlier application removed more side yard space. Now the proposed further addition will extend another 2 feet, almost 50% deeper into the yard, than the originally requested addition.

LIGHT

Zoning regulations protect buildings, especially those designated under historic preservation, not only for current residents, but also for those who will come after. A major concern in row houses is sufficient light. The plan for 1723 Riggs approved last year allowed for the removal of one window on the first floor. A drawing of the extension forming a canopy over the basement rear door and window are in the drawings submitted in the original plan. The only light to the bedroom comes through the glass pane in the door and the small window beside it, which are in a small "L" off the larger section of the bedroom. Any greater extension blocking light to these windows would further compromise the available light for the basement apartment.

VISIBILITY OF THE ADDITION

Contrary to the assertion that the addition could not be seen from the alley, a photograph in the 2006 petition (upper left of page 11) shows that the existing first floor window is higher than the fence without the roof of the addition and is quite visible from the alley. Extending the construction another two feet will make it even more noticeable from the alley. Occupants of the houses across the alley already have a clear view of the entire back of the house.

AND MOST IMMEDIATELY IMPORTANT TO ME: THE PARTY WALL

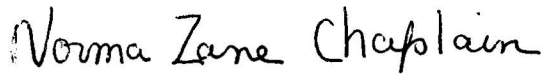
At the hearing for Mr. McKeever's first petition, his architect mentioned two or three times that the construction would be cantilevered, so I did not consider that the party wall could be affected. Fortunately, Zoning did consider it and required Mr. McK to send me a letter stating that he would not attach the addition to that wall. Thank you! We do not know the condition of the bricks and mortar of

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that 110-year-old wall. I think it could be dangerous to drive spikes into it. Please keep the party wall protection.

I shall not be present at the hearing because of a previous commitment to be out of town. I hope this letter will adequately express my concerns.

Sincerely,

A handwritten signature in cursive script that reads "Norma Zane Chaplain".

Norma Zane Chaplain

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