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10 July 2005

Mr. Geoffrey Griffis, Chairman
Board of Zoning Adjustment
441 4th Street NW, Ste 210 South
Washington, DC 20001

Re: BZA CASE NO. 17329 APPEAL OF GEORGETOWN RESIDENTS ALLIANCE

Dear Mr. Griffis:

This letter regarding the above matter supports the pleadings and testimony of Mr. Don W. Crockett on behalf of the Georgetown Residents Alliance. I live in the historic townhouse at the address above, whose roof is connected to the property whose unpermitted renovations are being challenged, located at 1531 31st Street, NW. The flat, sloping roofs of the homes of myself and my neighbors are not intended for foot traffic and are readily damaged by such foot traffic.

I am enclosing a copy of my Declaration I filed in a recent similar matter involving another planned roof access project of a neighbor whose roof is also connected to that of my home. That Declaration, dated April 17, 2002, describes a recent incident in which a neighbor constructed temporary roof access for a party of numerous people. The resulting damage to my and neighboring roofs was significant, as was the danger to these people, who were drinking and celebrating at the 4th of July roof party.

I strongly oppose this unpermitted roof access and ask that you make sure it is corrected, as the law requires. Please contact me if you have any questions. Many thanks for your consideration.

Sincerely,

Don G. Scroggin

cc: Don W. Crockett
3070 Q Street, NW
Washington, DC 20007

BZA
Case No. 17329
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17329
EXHIBIT NO. 26

Declaration

We are the owners of the townhouse located at 3064 Q St., NW, two doors east of the townhouse under renovation at 3068 Q St., NW. While we take no position on most of the proposed upgrades to this old home, we are definitely concerned about the proposed cupola and associated roof deck proposed by the renovations at 3068 Q, because of the recent track record of what we witnessed when people have ready access to the adjoining flat roofs of these historic townhouses. Two alarming incidents in 2000 and 1999 involved easily 150-175 people joining a July 4th party at the invitation of the six young people then renting the home next door to us. The mostly drunken crowd climbed to the roof on ladders and set up lawn chairs and buckets of cold beer on the roofs. Beer bottles were rolling off the roof and crashing to the yards 40 feet below, and inebriated young people (some women in 4-inch high clog heels) were stumbling over the seams in the tin roofs, endangering both their safety and the integrity of the roofs. Because all of these nine roofs are easily accessible from one another, this rowdy crowd was using our own roof as well as other adjoining roofs. We were also concerned about potential legal liability if one of the drunken revelers joined the beer bottles in rolling off the roof.

It is important to understand that the roofs of these nine 100+ year-old townhouses located at 3040, 3042, 3060, 3062, 3064, 3066, 3068, 3070, and 3072 Q Street are not intended to be walked on, except with great care, such as for routine servicing. Most of these adjoining roofs are standing-seam tin. If these seams are walked on, they bend and can break open, compromising the integrity of the roof and leading to leaks. These roofs were never designed to withstand the weight or wear and tear of people walking over them.

In June of 2001, these wild parties finally stopped when the house next door was purchased by a family. Since that time, we have spent over $20,000 replacing our own roof, which was damaged by these parties. Our home also had extensive interior water damage from the associated leaks that will cost over an additional $22,000 in repairs and paint. Because of the better view from the roofs to the east of 3068 Q, including our own roof, our personal experience indicates that any crowd at 3068 would immediately and understandably migrate down to congregate on our own and neighboring roofs. Therefore we oppose the proposed cupola with a spiral staircase, which would provide easy access to the dangerous and vulnerable roofs of these historic townhouses.

We hereby declare under the penalty of perjury that the foregoing is true and correct to the best of our knowledge and ability.

Dated this 17th day of April 2002.

Don G. Scroggin

Julie L. Williams