

Matt Dunne
314 Clay Hill Road
Hartland, VT 05048

October 5, 2014

Julian Hunt & Lucrecia Laudi
1504 Swann St. NW
Washington, DC 20009

Dear Julian & Lucrecia,

Thank you for reaching out regarding your proposed addition and discussing how the plans might affect our neighboring building at 1506 Swann St.

We have reviewed your architectural drawings for the small addition to your house and understand why you are doing this given the large two-story addition next door at 1818 15th St. NW and the impact it had on your outdoor space.

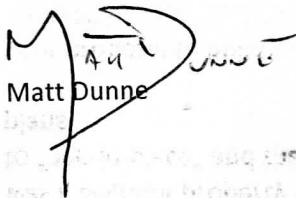
We understand that you have lived in the neighborhood for 15 years, after having renovated what was a decrepit property to a distinct house, and have no desire to have to move, preferring instead to "age-in-place" and that the large addition next door has unfortunately forced you to re-think your plans.

Your proposal to build over the old kitchen and fill the space now boxed-in on all sides to complete the "street wall" by adding two small floors (524 sf total) and create a small rental conforms with the general characteristics of the neighborhood where nearly all the houses already have a rental unit.

And, we understand the unusual hardship of a boxed-in corner property with an old, non-conforming condition (100% lot occupancy) will require both approval by the Historic Preservation Review Board and the Board of Zoning Adjustment before your proposed addition may proceed.

For all these reasons, we wish to express in writing our support for your proposal which is reasonable, well-planned and a positive contribution to the neighborhood.

Thank you,


Matt Dunne

Board of Zoning Adjustment
District of Columbia
CASE NO.18897
EXHIBIT NO.32