



15 October 2014

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

Dear Julian & Lucrecia,

As a neighbor and an architect, I have reviewed your architectural drawings for the small addition to your house and understand why this is necessary, given the circumstances of the lack of light, view and air on the west-facing side caused by the large addition next door.

I 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 new situation has forced you to re-think your plans.

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

I believe that the property is unique and that there is an 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. I also believe that the additional will not have an adverse effect of any of your neighbors.

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

Sincerely,

Gregory A. Kearley, AIA LEED AP
Principal