George Chopivsky, Jr.
3215 Cathedral Avenue, N.W.
Washington, D. C. 20008

2 pages

17 December, 2001

Via Fax: (202) 727-6072

Ms. Jerrily R. Kress, FAIA
Director
Board of Zoning Adjustment
Government of District of Columbia
441 4th Street, N.W.
Suite 210-S
Washington, D.C. 20001

RE: BZA Application #16794 - Sylvia & Christopher Addison
3207 Cathedral Avenue, N.W.

Dear Ms. Kress:

I am the owner of 3215 Cathedral Avenue, the lot adjacent to 3207 Cathedral Avenue for which the exemption is being requested. I ask to be recognized as a party having a direct interest in the outcome of the BZA application and to be granted the right to testify at the hearing which I understand will be January 2. I request party status.

I have had discussions with the applicants, the Addisons, expressed my concerns to them, and they satisfied my concerns by agreeing and giving me assurances as to several conditions. These conditions are:

1. The Addisons will plant and maintain a dense evergreen vegetation screen that will block visibility into my yard from the buildings on their property, including from the existing structure and from the proposed 2-story accessory building,

2. The Addisons will maintain a mutually satisfactory attractive fence along our mutual property line,

3. They consent to and will support a possible future application on my part for a sideyard encroachment exemption to build in the sideyard a structure next to their property of a scale similar to their proposed addition,

BZA
Case No. 16794
Exhibit No. 27

Board of Zoning Adjustment
District of Columbia
CASE NO.16794
EXHIBIT NO.27

4. They confirm that their assurances run with their and my respective properties, and that the benefits and obligations of these assurances extend also to future owners of our respective properties.

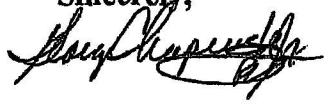
I expect that these provisions will be recorded appropriately in good faith shortly.

In consideration of and subject to the Addisons' good faith agreement and undertakings, and subject to the Addisons' agreements (the herein-above four points) being incorporated in a possible BZA grant of exemption, I would have no objection to the request made in their application for exemption.

In the alternative, i.e. should these four assurances not be confirmed, I would assert my strong objection to the proposed projects and the BZA exemption application on the grounds of serious privacy encroachment, visual encroachment onto my property, visually squeezing the house that may be built on 3215 Cathedral Avenue in the future, substantial diminution of my property's value, and other adverse effects. Accordingly, there would be no reasonable basis for granting the exemption.

I look forward to receiving confirmation of being granted appropriate status to testify at the hearing, including party status.

Sincerely,



cc: Mr. & Mrs. C. Addison
Mr. O. Horsey
Advisory Neighborhood Commission 3C