Julie Swanson
202 11th Street NE
Washington, DC 20002

February 28, 2002

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

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VIA FAX # 202-727-6072

RE: BZA Docket # 16811
Appeal by David and Janet Pritchard re 1018 Constitution Avenue NE
Hearing Date: 03/05/02
Statement in Support of Appellants

Dear Chairman Griffis:

I am writing to let you know that I fully support David and Janet Pritchard in the above-referenced appeal seeking the revocation of building permit B431591 issued for 1018 Constitution Avenue NE.

I own and reside in the home at 202 Constitution Avenue NE, just South of the Pritchards' home. The two-storey addition being constructed at 1018 Constitution would be detrimental to my property, interferring with the light and air flow to the rear of my home. The rear yards for our row of houses on the 200 block of 11th Street NE are very shallow and the addition proposed for 1018 Constitution would cast a shadow over my rear garden and the rear windows of my home. Also, the bare concrete wall – viewed from the rear of my home -- is unsightly. Moreover, I fear that the addition to 1018 Constitution Avenue will decrease the value of my property should I eventually choose to sell it.

I have been in contact with the Pritchards regarding this appeal and I understand that, should their appeal be successful, the owners of 1018 Constitution would need to obtain a special exception to the side yard requirements of section 405.3 of the zoning regulations in order to obtain a permit for their addition. Given the effect of the proposed building addition on my home, I would join the Pritchards to do what I can to prevent a special exception from being granted.

Thank you for your consideration of this matter.

Sincerely,

Julie Swanson
Owner and Resident, 202 11th Street NE

BZA
Case No. 16811
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16811
EXHIBIT NO.32