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(954) 568-9867

March 4, 2002

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

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 the home at 206 11th Street NE, just North of the Pritchards' home. The two-story addition being constructed at 1018 Constitution would be extremely detrimental to my property, interferring with the light and airflow 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 substantial shadow over not only my rear garden but also the rear windows of my home, giving the home a feeling of being shut in by three brick walls, rather than only two. Also, the bare concrete wall -- located less than 20 feet from the rear wall of my home -- is quite unsightly.

Currently I live in Florida but I intend to return to 206 11th Street NE in the future. In the meantime, I fear that the addition to 1018 Constitution Avenue will decrease the rental value of my home as well as the resale value of my property should I ever choose to sell.

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,

Steve Hanson

Owner, 206 11th Street NE

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Board of Zoning Adjustment
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