GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT
441 – FOURTH STREET NW - SUITE 220
WASHINGTON DC 20001

APRIL 27, 2002

SUBJECT: APPLICATION NUMBER 16883 OF MICHAEL PILLSBURY
1111 INDEPENDENCE AVENUE SE (SQUARE 990, LOT 59)

ATTN: DIRECTOR JERRILY R. KRESS, FAIA

AS A RESIDENT OF THE 1100 BLOCK OF INDEPENDENCE AVENUE SE FOR THE PAST 27 YEARS, I HAVE NEVER BEEN INVOLVED IN A ZONING CASE SUCH AS THIS. I HAVE KNOWN MR. PILLSBURY SINCE HE ACQUIRED SUBJECT RESIDENCE AND HE DESERVES TO BE HIGHLY COMMENDED FOR THE BEAUTIFUL RENOVATION AND HIGH QUALITY IMPROVEMENTS HE HAS MADE ON THIS PROPERTY. I SEE NO REASON FOR NOT ALLOWING MR PILLSBURY TO CONSTRUCT A REAR DECK ADDITION AS HE HAS REQUESTED. FOR THE RECORD, I CHECKED THE SITE PERSONALLY. THE PROPOSED DECK WOULD BE UNSEEN BY MOST NEIGHBORS. ONLY THE RESIDENCES AT 1107, 1109 AND 1113 WOULD BE ABLE TO SEE IT FROM THEIR BACK YARDS. A ROW OF GARAGES BEHIND ALL FOUR HOUSES BLOCKS THE VIEW FROM GESSFORD COURT ALLEY. ALONG THE NARROW WALKWAY BESIDE 1107 ONE CAN SEE THE REAR VIEW OF EACH HOUSE. ALL FOUR HOUSES ARE CONSTRUCTED OF RED BRICK; HOWEVER, THE REAR SECOND FLOOR EXPOSURES ARE MADE OF DIFFERENT MATERIALS WITH SIDING AND SLATE SHINGLES USING DIFFERENT COLORS.. ALL OF THE LATTER EXPOSURES ARE UNSIGHTLY AND SOME ARE IN DISREPAIR. IN MY OPINION, A REAR DECK WOULD NOT HARM THE AESTHETIC VIEW APPRECIABLY, BECAUSE THE THREE NEAREST HOUSES 1107, 1109 AND 1113 HAVE NOT BEEN UPGRADED AND MAINTAINED AS WELL AS MR. PILLSBURY'S HOUSE.

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D.C. OFFICE OF ZONING
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RESPECTFULLY YOURS,

Aaron L Johnson

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BZA
Case No. 16883
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16883
EXHIBIT NO.21