EDWARD L MINNIS

1113 Independence Avenue SE
Washington, DC 20003

May 13, 2002

D.C. OFFICE OF ZONING
RECEIVED
2002 MAY 29 PM 4:47

Government of the District of Columbia
Board of Zoning Adjustment
Suite 210
441 4th Street NW
Washington, DC 20001

RE: Application Number 16883

Michael Pillsbury
1111 Independence Avenue SE
Washington, DC 2003

Occupant (Edward L Minnis), 1113 Independence Avenue SE **opposes** the application of Michael Pillsbury (1111 Independence Avenue SE) for **special exception** to allow construction of a rear deck addition to a single family dwelling for the following reasons:

* Primarily, air and light circulation to 1113 is restricted by the brick wall (See Exhibit 1) of an apartment on the left. The three story wall runs along 1113 from house to garage. Any other construction would further limit air and light to the rear of 1113, both house and yard..

* A previously installed **six feet** privacy fence without intermittent air flow spaces is now in place. The fence deters the natural air/light circulation enjoyed prior to the installation of the privacy fence. In addition, the fence (a board to board installation) does not allow sufficient light to enter the kitchen which is located on the lower floor (rear) of 1113 Independence necessitating electrical lighting usage during the day when one should be able to use natural lighting. (See Exhibit 2).

* The floor of proposed deck (now in the process of being built) can be seen above the six feet fence (See Exhibit 3). This means, should the fence be approved, the railings (which are yet to be installed), furniture and human and/or animal activity on the deck will increasingly limit air and light circulation to 1113.

BZA
Case No. 16883
Exhibit No. 23

Board of Zoning Adjustment
District of Columbia
CASE NO.16883
EXHIBIT NO.23

* The deck which abuts the dividing line of the properties would permit persons using the deck to have an overall view of the entire yard at 1113. Thus, the proposed deck would invade the privacy of persons using the back yard at 1113.

* Proposed deck presents a safety hazard for 1113. It would allow entrance to 1113 through second floor bedroom window

* If deck is permitted, the **possibility exists** that occupant (s) of 1111 (now and future) could add privacy railings, roofing or enclosure, etc. which would further decrease light and air to 1113.

Submitted by :

Edward L Minnis
Resident

Attachment(s): Four (4) Exhibits

Submitted by Edward L Minnis
1113 Independence Avenue, SE
Washington, DC 20003

EXHIBIT 1



Wall- 1115 (Apartment Building) Independence Avenue SE
left side 1113 Independence Avenue SE

Submitted by Edward L Minnis
1113 Independence Avenue, SE
Washington, DC 20003

EXHIBIT 2



Two (2) views of Wooden deck being installed at 1111.

Note: See New Wood (deck) Above old Wood (fence)



Submitted by Edward L Minnis
1113 Independence Avenue, SE
Washington, DC 20003

EXHIBIT 3

