MARSHALL R. GREEN
1014 Constitution Avenue, N.E.
Washington, D.C. 20002
202-546-0223
marsh.green@verizon.net

RECEIVED
D.C. OFFICE OF ZONING
2003 APR 22 PM 4:21

April 21, 2003

Board of Zoning Adjustment
441 4th Street, NW Suite 210-S
Washington, D.C. 20001

Re: BZA Case 17007
Special Exception for 1018 Constitution Ave., NE

I was informed of the circumstances of this case (#17007) by a notification letter from the Zoning office. I then received a letter from the owners of 1018 Constitution Avenue, NE which explained the unusual circumstances surrounding this case for special exception.

I own property in Capitol Hill in the ANC 6-A District; 1014 Constitution Ave.,NE.

I find it hard to believe that once a building permit is granted and the construction pertaining to that permit is completed the District of Columbia can overturn the permit!

Contractors and owners depend on the permit as the final word and invest money, time and effort based on the assumption that it represents something.
If a permit, authorized by the city, cannot be trusted, then why would anyone begin any building projects/make any kind of contract/in the District? It could bring all building projects to a standstill.

If the city grants a permit and the then makes a different decision later for whatever reason, the owners certainly should not have to bear the considerable expenses for legal representation to contest a decision made by the city in order to defend themselves or their property. Citizens should not be penalized for acting in good faith and in accordance with government regulations; this is clearly unfair. Also, if the permit decision is reversed the District should incur ALL of the costs involved not just the legal fees.

I believe that the special exception described in this case should be granted without hesitation or question.

Sincerely

Marshall R. Green

BZA
Case No. 17007
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO. 17007
EXHIBIT NO. 25