222 11th St NE
Washington, DC 20002
May 9, 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 Avenue, NE

I was informed of the circumstances of this case (#17007) by a notification letter from the Zoning office. I also 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 on Capitol Hill, in the ANC 6-A area, at 222 11th St NE. I find it hard to believe that a granted building permit in the District of Columbia can be overturned after a building is finished construction. Contractors and owners depend on the permit process as the final word and invest money, time, and effort based on the assumption that it represents official approval. If a permit, authorized by the city cannot be trusted, then why would anyone begin a building projects or make a contract in the District? If this decision is not reversed, the loss of trust in the city's permit process could bring other building projects to a standstill or at least greatly decrease building activity. If trust is lost in the permit process, no one will risk the huge financial lose that results from city changing it position after construction is complete.

If the city grants a permit and then reverses its decision after the construction is complete, the owners certainly should not have to bear the considerable expenses of legal representation to contest a decision nor the financial lose to remove the construction. Citizens should not be penalized for acting in good faith and in accord with government regulations. To do so is clearly unfair.

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

Sincerely,

Donald R. Walker

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GOVERNMENT OF THE DISTRICT OF COLUMBIA

BZA
Case No. 17007
Exhibit No. 29

Board of Zoning Adjustment
District of Columbia
CASE NO. 17007
EXHIBIT NO. 29