Hank & Betsy Teuton
923 North Carolina Avenue, S.E.
Washington, D.C. 20003
(202) 546-5315

RECEIVED
D.C. OFFICE OF ZONING
2004 JUL -7 PM 1:36

July 6, 2004

Board of Zoning Adjustments
Gov't. of D.C. Office of Zoning
441 Fourth Street, NW
Washington, DC 20001

Dear Board Members,

In response to your notice of June 24, 2004, of Application Number 17203: Application of Robin Snyder and Bruce Louie, for special exception to construct a two-story rear addition to a single-family dwelling, not meeting the lot occupancy and rear yard requirements in the R-4 District at 925 North Carolina Avenue, S.E. (Square 943, Lot 13), I offer the following comments.

It is my first desire to work together for the good of the neighborhood and neighborly relationships with all parties. Therefore, to the fullest extent possible, I would like to support Ms. Snyder and Mr. Louie in their endeavor to gain greater living space.

While all of the proposed construction options have a detrimental impact on my property at 923 North Carolina Avenue, S.E. (the property next door to the proposed building site), there are clearly approaches to the construction that could minimize the negative impacts. I've attached a copy of an e-mail that I sent Ms. Snyder and Mr. Louie subsequent to a meeting with them last month, voicing a preference that they not block any of our windows if other reasonable options were available.

Their first choice is to build a two story addition straight back from their existing structure beyond the allowable limit of the property. (They have already taken down a magnificent Cedar of Lebanon to make room for the addition even though it is not yet approved and without ANC approval to remove the tree.) This construction approach apparently requires a variance, which they are seeking, and yields the best configuration to meet their needs. While four of my windows would be somewhat obstructed, I understand their desire for more living space. I would prefer that no construction take place at all, but I would not object strongly to Ms. Snyder and Mr. Louie's first approach.

Their fall back position is to build their addition outward to connect to my house; an option they claim requires no variance, but offers a less attractive configuration for increasing their space requirements. Under this plan, they envision completely blocking two of my windows, imposing a significant cost burden on me in that I would have to make major alterations to my structure and HVAC systems.

BZA
Case No. 17203
Exhibit No. 22

Board of Zoning Adjustment
District of Columbia
CASE NO. 17203
EXHIBIT NO. 22

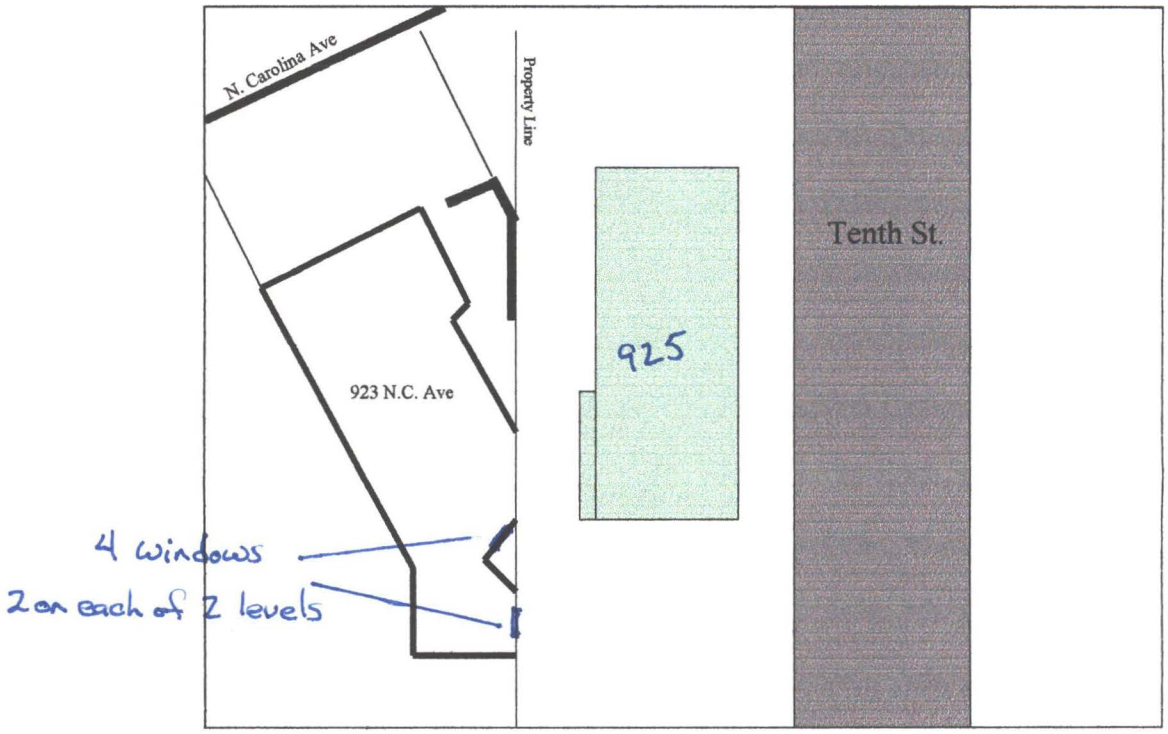
I have suggested a third alternative that only slightly changes their plan, would not impose a financial burden on me and would leave all of my windows with an unrestricted view to Tenth Street. I've attached some rough drawings to help you visualize the various approaches.

Thank you for the opportunity to voice my concerns.

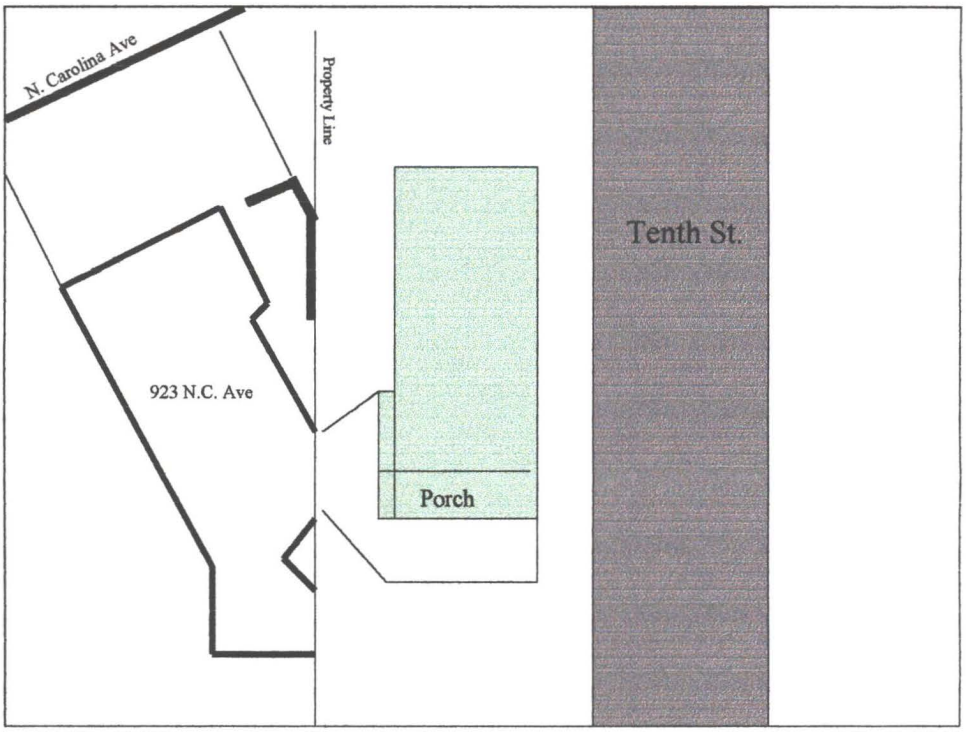
Sincerely,

Hank Teuton

Encl: (1) Drawings showing the various options for extending 925 NC Ave living space



Current state of properties. Green represents the existing footprint of Bruce and Robin's house.



Our preference would be your least advantages approach to the addition. It would take your option two (the one not requiring a variance that attaches to our house) and altering it slightly so as not to block our windows in the light tunnel. You would probably loose about five square feet on each of the two floors, but we would retain all of our windows and access to the a/c window unit which is the only source of air conditioning and heat for that room.



Our second choice is your preferred option. While we loose significant visibility from four windows (kitchen, dining room, guest bedroom and bath), we do retain some light and access to the air conditioning unit in the light tunnel, ground floor.



This approach (your option two) would be our least desirable since it blocks all of the light in our guest bedroom and dining room. It also completely blocks access to the air conditioning/heat unit on the ground floor guest bedroom.

I know that you really don't want to take this approach, but if you can't get the variance and have to pursue this approach, our desire would be that you knock off the corner that would block our light tunnel (as on slide two).

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

★ ★ ★

JUN 2 4 2004

APPLICATION NUMBER 17203
TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220 South, 441 4th Street, N.W., Washington, D.C., 20001 on Tuesday, September 14, 2004. Your attention is invited to the following application:

Application of Robin Snyder and Bruce Louie, pursuant to 11 DCMR § 3104.1, for a special exception to construct a two-story rear addition to a single-family dwelling under section 223, not meeting the lot occupancy (section 403) and rear yard (section 404) requirements in the R-4 District at premises 925 North Carolina Avenue, S.E. (Square 943, Lot 13).

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded. Individuals and organizations wishing party status in any case before the Board must request that status in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application. The request for party status must contain all the information required by 11 DCMR § 3106.2. Section 3106 is enclosed for your information.

This application is located within the boundaries of Advisory Neighborhood Commission 6B. This application will be heard between 1:00 p.m. and 6:00 p.m.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or visit the office at 441 4th Street, N.W., Suite 210 South, Washington, D.C. 20001.

PLEASE REFER TO THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

SINCERELY,

JERRILY R. KRESS, FAIA
Director

(SEE REVERSED SIDE)

Form 140
(Revised 03/15/02)

Case No. 17203

PARTY STATUS APPLICATION

Notice: See other side of party status form for instructions.

NAME: Last	First	Middle I.
TEUTON	George	H.

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
923 North Carolina Ave, SE		Washington	DC	20003

Phone No.	Fax No.	E-Mail
(202) 577-4817		Teutonic Knights@juno.com

I/We hereby request to appear and participate as a party. Signature: George H. Teuton Date: 6-27-04

Will you appear as a(n) ☐ Proponent ☒ Opponent **Will you appear through legal counsel** ☐ Yes ☒ No

If yes, please enter the name and address of such legal counsel.

NAME: Last	First	Middle I.

ADDRESS: Street	Ste. # (if any)	City	State	Zip Code

Phone No.	Fax No.	E-Mail

Please answer all of the following questions referencing why the above person should be granted party status.
(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?
Their construction would block four windows on the east face of my home.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
I own and currently occupy the property.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.) We share a common property line on the east side of my lot.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?
I would loose the light & unobstructed views that now grace this historic semi-detached home.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.
Currently all the rainwater runoff is being diverted from their house and dumped along side my house. I request that particular attention be given to proper drainage.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.

We share a common property line and my windows could be blocked.