Ted Tschudy and Mary Tschudy
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Washington, DC 20007
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November 19, 2004

Jerrily R. Kress
Director
Board of Zoning Adjustment
Government of the District of Columbia
441 4th Street, N.W. Suite 210-S
Washington, DC 20001

Dear members of the Board,

My wife Mary and I are writing to express our full support for the application for a special exception for 4641 Clark Place, NW, BZA application number 17259.

Our property, 4646 Greene Pl, NW, adjoins 4641 Clark at our rear yard. The properties are separated by a fence. The major impact of the special exception for 4641 Clark will be, by allowing a reduced rear yard setback for 4641 Clark, to allow this fence to remain in place and for us to purchase the approximately 3' by 55' land on our side of the fence that we thought we owned since we purchased our property in 1971. Hence, we are the major beneficiary of this special exception and have worked with the builder, Clark Place, LLC to pursue it.

If the special exception is not granted, our rear yard will be reduced to a 12 foot setback from what we have always assumed was a 15 foot setback. We view this as a potential hardship on us, and it will put us out of compliance with a variance we received from the Board in 1979.

Neither of the other adjoining properties will be impacted (beyond what the owner has built by city permit) by this special exception and both have told us they are in support of the special exception. To my knowledge, none of our other neighbors are otherwise impacted by this special exception and none have expressed their opposition to us. Also, the builder, Lewis Bloom, has been very responsive in resolving questions of drainage and landscaping with us and other adjoining neighbors.

We sincerely hope you will grant the special exception for 4641 Clark. It will allow what have been assumed property boundaries to stay in place, resolve a potentially significant problem and, in our opinion, do no harm. To our knowledge there is no opposition to granting the special exception.

BZA
Case No. 17259
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 17259
EXHIBIT NO. 32

Thank you for your consideration of our interests in this matter.

Ted Tschudy
Mary Tschudy

cc:

ANC3D
P.O. Box 40846 Palisades Station
Washington, DC 20016

Lewis Bloom
Clark Place LLC
4412 Walsh St
Chevy Chase, MD 20815

Form 140
(Revised 03/15/02)

Case No. 17259

PARTY STATUS APPLICATION

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

NAME: Last	First	Middle I.
TSCHUDY	TED	N

ADDRESS: Street	Apt. # (if any)	City	State	Zip Code
4646 GREENE PL. NW		WASHINGTON	DC	20007

Phone No.	Fax No.	E-Mail
202-965-2746	202-342-1351	ttschudy@practitioner.ne

Signature: Ted Tschudy Date: 11/18/04

Will you appear as a(n) [X] PROPONENT [ ] Will you appear through legal counsel [ ] [X] 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?**
OUR HOUSE IS DIRECTLY BEHIND 4641 CLARK. IF THE SPECIAL EXCEPTION IS NOT GRANTED, WE WILL LOSE BACK YARD FOOTAGE THAT WE HAVE OCCUPIED FOR OVER 30 YEARS. OUR BACKYARD SETBACK WILL BE REDUCED TO 12 FT. (WE RECEIVED A VARIANCE YEARS AGO.) THE SPECIAL

2). **What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)** EXCEPTION WILL ALLOW US TO PURCHASE THE LAND
NO INTEREST OTHER THAN THE ISSUE OF THE PROPERTY LINE

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.) OUR PROPERTY ABUTS THE REAR OF 4641 CLARK

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?**
WE WILL BENEFIT - ALLOWING US TO PURCHASE PROPERTY THAT WE HAVE OCCUPIED FOR OVER 30 YEARS. THERE WILL BE NO NEGATIVE IMPACTS ON OTHER ASSOCIATED PROPERTIES.

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.**

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.**
AS EXPLAINED ABOVE IN 4, WE WILL DIRECTLY BENEFIT BY BEING ABLE TO PURCHASE LAND THAT WE ASSUMED WE OWNED SINCE WE PURCHASED OUR PROPERTY IN 1971