

March 1, 2022

Frederick Hill, Chairman
Board of Zoning Adjustment
441 4th Street, N.W., Suite 210 - South
Washington, D.C. 20001

Re: 274 Kentucky Ave. SE/Lot 1039, Square 81


Dear Chairperson Hill and Members of the Board,

I am an owner and resident as well as an independent Board Member of the Kentucky Courts Condominiums Homeowner's Association of which the above referenced property is a part. I have reviewed the drawings provided by the owner and HOA member, Mr. Steven Chuslo, for a proposed rear porch/deck. I understand that this proposed project is seeking a Lot area Variance from the Board of Zoning Adjustment (BZA), specifically for relief from Lot Occupancy requirements.

I can confirm that the proposed rear deck addition is significantly set back and designed such that it will generally not be visible, nor will it adversely affect the light and air available to, or directly or indirectly block views from any of the properties located in this condominium complex. None of the privacy, use and enjoyment of any property within the HOA will be compromised or impeded in any way and it will not visually intrude upon the character, scale, and pattern of the surrounding condominiums.

I fully support this application to the Board of Zoning Adjustment.

Yours truly,

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Russell Brown
KCC HOA Board Member