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To: Phil Mendelson, Councilmember, At-Large
Destiny Price, Chief of Staff

From: Charlene Patton, by and through Counsel, Denise Pitts

Date: November 19, 2017

RE: BZA Application No. 19593

My Name is Denise Pitts and I have been retained by Mrs. Charlene Patton to represent her in her opposition to the variance requested by Ed and Naomi Griffin, BZA Application No. 19593; public hearing date December 13, 2017 at 9:30 am at One Judiciary Square. On or about September 28, 2017, Clifford W. May, Secretary, BZA, sent you notice and memorandum regarding this application.

Please be advised by receipt of this memoranda that Mrs. Patton is seeking party status and opposes the aforementioned variance, which seeks to enclose a rear, third floor deck in an existing single-family* dwelling in the RF-1 Zone at premises 1226 North Carolina Avenue, N.E. (Square 1012, Lot 122). Mrs. Patton is the legal owner of 1230 North Carolina Ave., NE and resides within 21 feet of the Griffin property.

Mrs. Patton would be significantly affected by the variance for the following reasons:

1. Her rare and highly sought after west-facing side windows will be obstructed by the proposed addition, which will significantly decrease the economic value of Mrs. Patton's property.
2. If granted, the variance will not diminish, but will nearly *extinguish* her enjoyment of light and air for one half of all the rooms in her home.
3. The proposed addition will obstruct the existing light, air and enjoyment of the rear and side yard.

Mrs. Patton will be significantly aggrieved by the variance because her pre-existing seasonal affective disorder (hereinafter "SAD") will be exacerbated by her complete

inability to seek light therapy in any portion of her home. Outside factors, including the unexpected death of her son, have increased the severity of her SAD and anxiety issues. Gardening, another therapy recommended for alleviating symptoms of SAD and anxiety, would not be sustainable in the safety of her side and back yard, if the variance is granted, because the room would block the sun and light in Mrs. Patton's yard.

*The property located at 1226 North Carolina Avenue, NE (Square 1012, Lot 122) is a TWO-FAMILY dwelling lacking the necessary permits required by the District of Columbia, to wit: a valid certificate of occupancy and a two-family license, however, the entire entrance level of the property is rented to a third party renter.