

BEACON CREST HOMES

August 3, 2023

Re: 1313 N Harrison Street

Neighbors:

Our company recently purchased 1313 N Harrison Street. Our plan is to demolish the existing structure and build a new two unit semi-detached residential building on the property. The 1938 deed for this property contained a covenant "[t]hat not more than one house shall be constructed upon the lot of land hereby conveyed." A copy of this document is enclosed herewith. To the extent that this covenant remains enforceable, our analysis is that our plan is compliant as the covenant does not limit the house to single family detached or otherwise preclude the construction of a two-family house.

We are presently working on design and construction documents and will submit for permits this fall. Depending on how long the permitting process takes, we anticipate starting construction in early 2024. We can be reached at (703) 342-2020 or info@beaconcresthomes.com with any questions. Thank you.

Sincerely,

BeaconCrest Homes