

**Statement of Reasons in Support of Application of James Therry and Marina Martin for a
Special Exception to Permit a Rear Deck to Exceed the Allowable Lot Occupancy**

149 D Street S.E. is a small three-story frame home constructed circa 1968. It backs onto an enclosed space that forms the end of a public alley which opens onto First Street S.E. but has no through access to Second Street S.E. The home was originally designed as two separate dwellings, with separate entrances. The Therry-Martin family owns and uses the entire structure.

The house was purchased with a simple wooden staircase, painted to resemble redwood but actually constructed of common pine, of a piece with a simple stockade-style privacy fence which encloses a small patio of approximately 200 sq. ft.

The staircase allows access to the upper dwelling. The lower dwelling opens onto the enclosed small patio.

The wooden staircase is substantially deteriorated and is in need of complete replacement. The current design allows for no convenient and safe method of opening the rear door of the upper dwelling while carrying groceries or other packages; there is scarcely enough room on the small landing to open the door at all. Accordingly, the proposed design calls for a deck, large enough to permit ease of access and handling, and to permit passive and active recreational use and enjoyment.

The Therry-Martin home has been extensively renovated within, and bears a contemporary design. The proposed deck and staircase follow the same design principles and are intended to form a complete and harmonious whole with the rest of the home. It will extend to the same line currently occupied by the privacy fence and will not approach any closer to adjoining properties than the fence currently does.

The Therry-Martin family has lived on Capitol Hill for more than twenty years and plans to stay. The request is for total lot coverage of 64% (1190 sq. ft.). This remodel and addition will permit an involved family to remain part of the Capitol Hill Neighborhood.

The proposed deck will comply with and satisfy the requirements of Section 223 of the Zoning Regulations. It will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent swelling or property as indicated below.

1. ***The light and air available to neighboring properties shall not be unduly affected.*** The deck will not extend beyond the currently installed wooden privacy fence. The proposed design calls for partial construction with transparent decking materials. These and other conditions will provide ample light and air to neighboring properties.
2. ***The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.*** The dimensions and conditions described above will provide adequate privacy to immediately abutting neighbors. Moreover, both neighbors have adequately sized rear yards for the passive and active recreational use and enjoyment of their properties.

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3. ***The addition, together with the original building, as viewed from the street or any public way shall not substantially visually intrude upon the character, scale and pattern of houses along the C Street frontage.*** The proposed deck will not be visible from C Street. The public alley ends before it reaches the 149 D Street property line, and views of the proposed deck from the public alley would be blocked by the fences of adjoining properties. Therefore, from most vantage points along C Street S.E. and the public alley, the proposed deck will not be visible at all.