

18428

September 6, 2012

Dear Advisory Neighborhood Commission 3B,

I have signed this document to acknowledge that Mary and Stuart Farrell, the owners of 2432 39th Place NW, Washington, DC 20007 (Square 1810, Lot 213), have presented their proposed rear deck addition plans to me and to state that I have no objections to the proposal

The proposed deck addition for 2432 39th Place NW has the same dimensions as the decks of the immediate neighbors. The proposed deck addition requires a special exception from the Board of Zoning Adjustment of the District of Columbia because it does not meet the lot occupancy (section 403) and rear yard (section 404) requirements in the R-3 District. The first exception requested for the deck project is a 32 square foot variance on the lot occupancy. In the R-3 District, the lot occupancy maximum is 60%; the deck proposed by the owners of 2432 39th Place NW will bring their lot occupancy to 62%. The second exception requested for the deck project is a rear yard set back variance of 2.5 feet. The minimum rear yard set back in the R-3 District is 20 feet; the proposed deck will be set back 17.5 feet.

Sincerely,

BOARD OF ZONING ADJUSTMENT
District of ColumbiaCASE NO. 18428EXHIBIT NO. 25RECEIVED
D.C. OFFICE OF ZONING
2013 SEP 17 PM 1:44

Signature and address:

[Signature] 2422 39th Pl NW
[Signature] 2319 40th Street NW
 Annie Deronda 2428 39th Place NW
 Anne Loiret 2438 39th Place NW
 Amy P. Orlando 2440 39th Place NW
 Patricia Curtin 2450 39th Place NW
[Signature] 2454 39th Pl. NW
 Audley Fowkes 2456 39th Pl NW
 SEAN O'DONNELL 2458 39th Pl Sean O'Donnell
 Jeanine Poltronieri 2460 39th Pl J Poltronieri
 Noel Nelson 2331 40th St. J Nelson
 Kelsey Foster 2434 39th Pl Kelsey Foster

 Board of Zoning Adjustment
 District of Columbia
 President
 Amy P. Orlando
 on behalf of
 233
 CASE NO. 18428
 EXHIBIT NO. 25

September 6, 2012

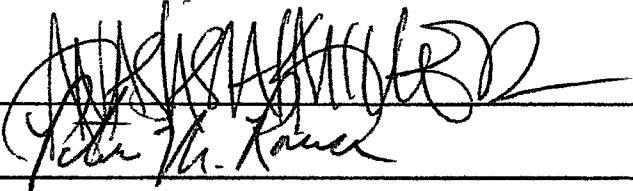
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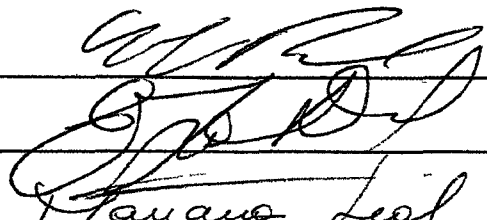
2442 39 th Place NW	
2444 39 th Pl, NW	Peter M. Kauer
2446 39 th Pl NW	Kai Pak
2452 39 th Pl, NW	De Temple
2452 39 th Pl. NW	Mary Temple
2436 39 th Pl NW	David Temple
2433 39 th Place NW	Marco Goedts
2426 39 th Place NW	LT
2424 39 th Place NW	De Temple
2420 39 th Pl NW	C. Kaplan

2418 39th Place

2416 39th Place

2414 39th place

2430 39th Place


Tawana Leil Schmidt

99 St Jake Stramon