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District of Columbia
Office of Zoning
1100 - 4th street SW
Washington DC 20024

District of Columbia
Board of Zoning Adjustment
441 - 4th Street NW
Washington DC 20001

Re.: Ms. Slachetka Residence Rear Deck

July 23, 2012

To Whom It May Concern:

I am writing in regards to the Zoning Especial Exception application for the Ms Slachetka Residence at 1139 Abbey Pl. NE Washington DC 20002, this single family row home of two stories and a basement with access to the backyard 8' below from the 1st level. The lot is 16' x 64' 8" and the back yard 16' x 24' 8"

Karen Slachetka is a DC resident who recently purchased 1139 Abbey Pl NE, the home in which she moved is within the R-4 Zone.

Ms Slachetka is proposing a small deck (7' 6" x 14' 7") at the 1st level Similar in size and dimension to several existing decks and additions in the surrounded neighborhood.

Special exception:

**223 ZONING RELIEF FOR ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS (R-1)
AND FOR NEW OR ENLARGED ACCESSORY STRUCTURES**

- *223.1 An addition to a one-family dwelling or flat, in those Residence districts where a flat is permitted, or a new or enlarged accessory structure on the same lot as a one-family dwelling or flat, shall be permitted even though the addition or accessory structure does not comply with all of the requirements of §§ 401, 403, 404, 405, 406, and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under § 3104, subject to the provisions of this section.*

The Applicant is requesting special exception relief under § 223 for the rear deck addition that does not comply with §403.2 maximum lot occupancy, and §404.1 required rear yard. (§3104.1)

- *223.2 The addition or accessory structure shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:*

- (a) *The light and air available to neighboring properties shall not be unduly affected*

The light and air available in the neighboring properties will not be adversely affected by the proposal, the rear deck addition will not exceed the size and dimension of the existing surrounded and neighboring decks an additions.

- (b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.*

The privacy to the adjacent properties will be maintained, and not compromise.

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(c) *The addition or accessory structure, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and*

The deck is set in the back yard facing the public alley, due to the location, the proposed height, wide and side, will not visually intrude upon the character, scale and the pattern of existing side-yards on the street and the general pattern of houses

(d) *In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

- *223.3 The lot occupancy of all new and existing structures on the lot shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts.*
- *223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*
- *223.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception.*

I urge the review committee to consider the special exception for this modest Rear deck. Ms. Slachetka and I very much respect the Zoning Office and its officials with their charge in keeping the integrity of the Washington, DC built environment intact. We hope that you will agree in the positive design aspects of this small project. Please do not hesitate to contact me with any questions or comments. We look forward to hearing from you.

Best regards,

Pablo Peruzzi

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