

TO District of Columbia Board of Zoning Adjustment
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2013 JUL 19 PM 3:32

Subject

BZA Case No. 18593

Applicant Name Glenn Englemann

19 July 2013

My name is Eliezer M Halbfinger. I am currently and have been the owner and occupant of 1413 21st Street NW since the year 2000

My property (Square 0096, Lot 0011) shares the alley between 21st Street and Hopkins Street with the property requesting the variance. The rear of my dwelling is across the alley from the rear of the subject property.

I am commenting on the request for a zoning variance requested for the property of 1412 Hopkins Street NW (Square 0096, Lot 0093)

I oppose the granting of the variance

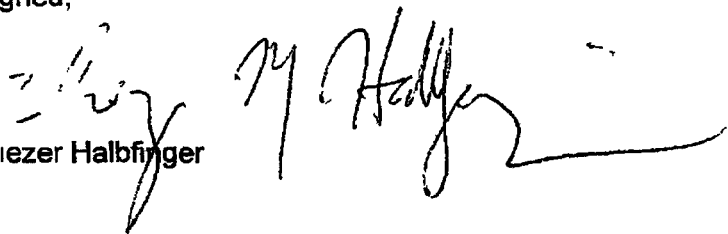
The addition of a deck at the rear of the property will have negative impacts in regard to

- safety,
- accessibility, and
- privacy

- 1 Several years ago, a trash truck lifted an existing elevated deck off of its support beam. That property neighbors 1412 Hopkins St NW immediately to the south.
- 2 The addition of another deck will increase the danger to children playing in alley due to diminishing the view of vehicles driving in the alley.
- 3 The addition of an elevated deck will interfere with light and air in the public space.
- 4 The addition of an elevated deck will be an invasion of privacy to existing properties sharing the alley.
- 5 A need for a deck is not demonstrated as a practical difficulty inherent in the property that is requesting the variance.

Signed,

Eliezer Halbfinger



BOARD OF ZONING ADJUSTMENT
District of Columbia

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EXHIBIT NO. 30