

**Form 120 Written Testimony
For a Rear Deck Addition at 4911 4th St NW**

Current lot size = 1,530 sq ft
Current building lot coverage = 868 sq ft
Proposed deck (over 4' off ground) additional lot coverage = 132 sq ft (7'9"x16'6" which includes the area of stairs to the rear yard)

Current lot coverage % = 57%
Proposed lot coverage = 65%
Lot coverage limit in R-3 zone = 60% (up to 70% as a matter of right with special exception)

Current rear lot length = 28'
Proposed rear yard length = 20'3"
Required rear yard setback in R-3 zone = 20'

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Pursuant to DCMR 11 Section 203 and on behalf of our client, Ms. Mary Ellen Curtain, we are requesting approval for the zoning relief we are seeking for a rear deck addition on her home.

Section 223.2 states...that an addition 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;*
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*
- (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*
- (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.

1. Whereas both adjoining neighbors have already signed letters of approval for the project as proposed;
2. Whereas all homes in that row have basement-level garages without windows or living areas that could be impacted by light;
3. Whereas other properties in the same row and in other section of the neighborhood have already constructed similar structures;
4. Whereas privacy, use and enjoyment of others would be little impacted by a neighbor sitting on a small deck compared to a patio in the same area;
5. Whereas the scale of the project as proposed is so small leaving the scale and appearance of the rear of the home hardly changed;
6. Whereas all neighbors within 200 feet were sent a letter notifying them of the proposed project;

...Mary Ellen Curtain as homeowner and Noel Design Build representatives acting as her agent respectfully seek the approval of this project by the district's zoning board.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18634
EXHIBIT NO. 5

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