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Richard S. Nero, Jr
441 4th Street, N.W., Suite 210
Washington, DC 20001
202-727-6311
202-727-6072 (fax)
richard.nero@dc.gov

December 11, 2013

Re Zoning Variance Application

Dear Mr. Nero,

My name is Jared Pettinato, and I submitted an application for a zoning variance earlier today. I had asked for variances to Sections 11-404 and 11-406, so I could build a deck on the back of my house. Shortly after I submitted my application, someone called me to inform me that I could use the special exception under Section 11-223. Unfortunately, I did not catch his name.

That person informed me that I could update my application to request the variance under Section 223 to take advantage of those provisions. I would like to do so, and I believe my situation meets the special exception requirements. Would you please amend my application to request the variance under Section 223?

First, even with the deck, structures would cover only approximately 57 percent of the property.

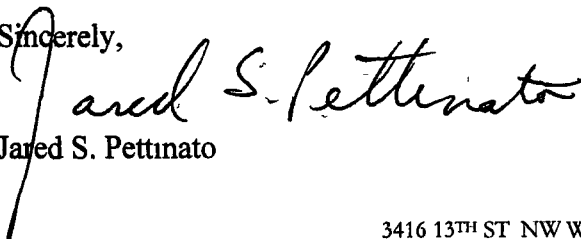
Second, the proposed deck would not unduly affect the light or air of any nearby structure. It is a short deck, and its base will be at or near the height of the nearby fences.

Third, the proposed deck would not unduly compromise the neighbors' privacy because most of the neighbors already have similar decks or decks with even taller vantage points.

Fourth, the proposed deck would not substantially visually intrude on the character, scale, and pattern of houses along the subject street frontage. The backyard adjoins other backyards of other row houses on the block, so it is difficult to see my backyard from the street. Also, many of the houses have backyard decks, and this proposed deck would be similar in character, scale, and pattern of the other decks in the adjoining backyards.

I would appreciate your consideration. Please let me know if I can provide any other information to expedite this application.

Sincerely,


Jared S. Pettinato

3416 13TH ST NW WASHINGTON, D.C. 20010
PETTINATO@STANFORDALUMNI.ORG
(202) 368-3929

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18717

EXHIBIT NO. 17

Board of Zoning Adjustment
District of Columbia
CASE NO. 18717
EXHIBIT NO. 17