

From: Rogers, Ron - MSHA
To: ["7E07@anc.dc.gov"](mailto:7E07@anc.dc.gov)
Cc: ["Mordfin, Stephen \(OP\)"](#)
Subject: BZA Application No. 18899/5025 Kimi Gray Ct SE
Date: Wednesday, October 29, 2014 4:46:00 PM
Attachments: [05-24B.pdf](#)
[Deck Floor Plan.PDF](#)
[Deck Rear View Elevation.1.PDF](#)
[Deck Side Elevation - Railing & Footing Section.PDF](#)
[GRA - R Rogers 5025 KGC Rear Deck Approval 9.22.14.pdf](#)
[IMG_0262.pdf](#)
[IMG_0263.pdf](#)
[photo 1.pdf](#)
[photo 2.pdf](#)
[photo 3.pdf](#)
[Review Comments.pdf](#)
[Statement of Existing and Intended Use of Structure.PDF](#)
[Surveyor Plot Drawing Deck.PDF](#)
Importance: High

Dear Mr. Felder,

I am writing you concerning my request to install a deck at my residents at 5025 Kimi Gray Court. I request approval to allow the installation of a proposed deck of 6ft x 22ft. The proposed deck exceeds the maximum lot occupancy for R-5-A zoning district. The proposed deck of 6ft x 22ft will exceed the maximum lot occupancy by less than 5%.

The proposed deck is consistent with other previously approved decks in the community. The proposed deck is actually smaller than two previously installed decks on my same street.

- 5013 Kimi Gray Ct, SE – B1210415 – 10ft x 16ft (160 sq. ft.)
- 5063 Kimi Gray Ct, SE – B1111759 – 12ft x 14ft (168 sq. ft.)

I have included photos of decks for the corresponding addresses.

My current lot is 2,145 sq. ft. The dimensions are 22ft x 97.5ft. The area of my existing covered front porch and house have an area of 827 sq. ft. (house = 792 sq. ft. and porch = 35 sq. ft.). If you deduct this amount (827 sq. ft.) from 858 sq. ft. (40% of total lot); I will only have a surplus of 31 sq. ft. left as the maximum area my deck would occupy. Without your approval, that means that as a homeowner I would only be allow to build a deck 6ft x 5ft. Under the current requirements, I must leave 1,287 sq. ft. of my lot undeveloped. That means 60% of my lot must remain undeveloped!

Allowing the installation of the proposed deck will not adversely affect the use of the neighboring property. Even with the installation of the proposed deck, I will still have over 55% of my lot undeveloped. Leaving over 1,186 sq. ft. of my current lot undeveloped. In addition, in adherence to R-5-A, I will still have over 20ft (22ft x 53ft) of my rear lot undeveloped. I would still have over double of the required amount noted in R-5-A.

Any assistance in resolving this matter would be greatly appreciated. I have attached all corresponding paperwork. If you have any additional questions, please feel free to give me a call.

Thanks,
RJR

Board of Zoning Adjustment
District of Columbia
CASE NO.18899
EXHIBIT NO.37

202-200-3163