

We, Christopher Bulka and Andrew Hebbeler, owners of 34 V St, NW are asking the Board of Zoning Adjustment for a Special Exception to build a 10 foot deep rear deck off the back of our house to enjoy the fresh air and green space as many of our neighbors have

Applicant/Case Name : Christopher Bulka and Andrew Hebbeler

Property Address : 34 V Street NW

Case Number : 18932

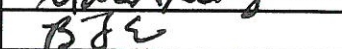
Case Status : Active

Relief Type : Special Exception

ANC : 5E08

Case Description: Application of Christopher Bulka and Andrew Hebbeler, pursuant to 11 DCMR § 3104.1 for a special exception under § 223, not meeting the lot occupancy requirements under § 403.2, and the open court requirements under § 406.1, to allow the construction of a rear deck in the R-4 District at premises 34 V Street N.W. (Square 3117, Lot 828).

I Support Christopher Bulka's and Andrew Hebbeler's Plan to Construct a Rear Deck Off the Rear of 34 V St, NW as Outlined Above

Address	Name	Signature
42 V St NW	Rachel Sikkema	
50 V St NW	JOE HARRIS	
52 V St NW	HAROLD COOK	
56 V St NW	Eric Breitung	
64 V St NW	Marc Heaman	
66 V St NW	Ben Edwards	
40 V St NW	STANLEY QUINN	
46 V St NW	Sean Roberts	
84 V St NW	MARYLIN BARKER	
2018 N Capitol St NW	Cadina Powell	
28 V St NW	JON JENSEN	
26 V St NW	YASSINE YASSINE	
22 V St NW	Timothy Berman	

30 V St, NW

From: Joany Roni Smith joanyroni221@gmail.com
Subject: Re: 34 V Street NW Rear Deck
Date: January 20, 2015 at 1:49 PM
To: Christopher bulka christopher.bulka@icloud.com



Hi Christopher,

I do support your zoning request. Good luck.

On Jan 19, 2015 7:15 PM, "Christopher bulka" <christopherbulka@icloud.com> wrote:

Hi Joan,

Happy New Year!

You may have notice the Board of Zoning Adjustment hearing notice on our front door, which publicly states that Andrew and I are seeking a special exception from the Board of Zoning Adjustment to build a deck off of our first floor that will extend 10 feet from the rear of the house, very much like 22 V St, NW and 38 V St, NW. We stopped by today a couple times to see if you would be willing to sign a petition in support of our request to the BZA, but we weren't able to catch you. I've attached the drawings here for you, and if you would be willing to support our request, I could either run the petition over to you to sign or you could reply to this email that you are in support of our request. We'll be seeking ANC approval tomorrow.

Please let me know if you have any questions and thank you so much for your consideration!

Christopher

PS. I'd still love to reimburse you for the car cleaning!

Christopher Bulka
REALTOR/Residential Specialist

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Christopher.Bulka@cbmove.com
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Don't forget, I can help you, your family or friends buy or sell real estate anywhere in the world.
Your local, national and international referrals are greatly appreciated.

38 V St, NW

From: **Holger Floerkemeier** hfloerkemeier@hotmail.com
Subject: RE: 34 V Street, NW Deck Plans
Date: January 20, 2015 at 4:05 PM
To: Christopher bulka christopher.bulka@icloud.com
Cc: Andrew Hebbeler andrew.hebbeler@gmail.com, c.banuls@gmail.com

Hi Christopher,

Thank you very much for the plans and explanations. I gladly support your plans for the 10' rear deck. Hope the ANC meeting goes well tonight!

Best, Holger

From: christopher.bulka@icloud.com
Subject: 34 V Street, NW Deck Plans
Date: Tue, 20 Jan 2015 14:11:01 -0500
CC: andrew.hebbeler@gmail.com
To: hfloerkemeier@hotmail.com

Hi Holger and Cynthia,

Per your request, here are the plans for our rear deck. It is very much like the one you have, but since we have the sleeping porch addition in back, a 10 foot deck from the rear of the main floor will take us 7.7% over our lot occupancy maximum per the R4 zoning code of 60%, which is why we must seek a special exception from the Board of Zoning Adjustment (BZA). According to our architect, Jennifer Fowler, it is typical for the BZA to grant a special exception up to 70% lot occupancy for R4, and we currently have strong neighborhood support, so we would be honored to have your support, too. If you'd like to send an email in support of our deck plans, we can include it with our petition. Otherwise, we can chat with Cynthia tonight.

Please let us know if you have any questions and thanks so much!!!

Christopher

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REALTOR/Residential Specialist

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