

March 6, 2015

To whom it may concern:

I am the owner of 1813 16th ST NW, 2B, Washington, DC 20009, as well as the owner of one of the parking spaces at the rear of the property, also abut the rear of the property at 1534 Swann Street NW, Washington D.C., 20009. I am aware that Matthew Seligman has applied for a variance to construct a rear deck behind his condo under Case number 18951. Based on the application, he does not meet 1) conforming structure requirements (structure exceeds maximum allowable lot occupancy in the R-4 residential zone) and 2) rear yard setback requirements (does not meet the minimum required rear yard setback).

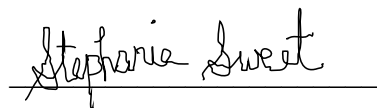
I have reviewed the deck plans he has kindly provided our association, and I object to said plans. I oppose the deck plans provided as I oppose any changes to the placement and/or height of the fence located on the property line of 1813 16th St NW behind the parking spaces.

First, the deck plans requires a distance of about 10 feet from the applicant's building due to the four footings, which extend 1 foot out from the post placement; however the property line for the parking spaces belonging to the owners of 1813 16th St NW is 9 feet out from the rear of his building. The deck plans must be revised and confined to the inside of his property line. I object to any changes or damage to our fence. Our fence must remain at the current placement.

Second, the deck plans show an opening of 4'8" from the street level to the bottom of the deck; however the height of our fence is currently about 6'10", the same height as other fences in the neighborhood. The deck plans should be revised to show that our current fence would overlap with the deck by almost 2 feet. Again, I object to any changes or damage to our fence. Our fence must remain the same height.

Regards,

Stephanie Sweet

A handwritten signature in cursive script that reads "Stephanie Sweet". The signature is written in black ink and is positioned above a horizontal line.