

5332 42<sup>nd</sup> Street, NW  
Washington, DC 20015

31 March 2015

Board of Zoning Adjustment  
441 4<sup>th</sup> Street, NW, Suite 200/210S  
Washington, DC 20001

Gentlemen:

RE: BZA Case 18990  
Square 1664, lot 30

Since 1985 I have owned and resided in the semi-detached property, 5332 42<sup>nd</sup> Street, NW, Square 1664, lot 0029, which adjoins that of the applicants.

During that time there has been a rear deck at 5330 42<sup>nd</sup> Street. Ms. Kurnit and Mr. Brumer removed that deck because of safety concerns and in the expectation of replacing it.

The applicants state that the deck they removed was 7.5 ft by 19 ft or 142.5 square feet. There was a stair to ground level which was also removed. Their submission states that DCRA would approve a deck 7 ft. by 19', an area of 133 sq. ft. DCRA did not include a stair. When these houses were built, there was a small metal stoop and stair to ground level.

While I support replacing the deck and stairs as they were prior to demolition, I do have concerns. Ms. Kurnit and Mr. Brumer have shared various design options with me. The square footage of these options varies from 195 sq. ft. to 230 sq. ft. not including a 19 sq. ft. cantilevered option. It is not clear to me whether or not the square footage of the applicants' landing is included in these figures. In fact, the drawings lack some measurements that I would find helpful. By comparison, my porch and landing, (for which I obtained permits - in 1986 for deck and 2002 for conversion of deck to screened porch) measure roughly 200 sq. ft.

Of the various options provided, Option 4 (attached) is the only one that begins to address, but does not fully alleviate, my concerns.

1. Privacy – outdoor living spaces, by their nature, have a potentially negative impact on the privacy of neighboring properties. I would therefore request that the landing be a minimum of 10" inside the property line on the applicants' side and that the deck proper be a minimum of 4' 3" feet from my property line. This would allow an entrance from the landing to the deck not to exceed 3'6" in width. It is my understanding that the proposed deck will not extend beyond the depth of my porch. Locating the stairs on the east side

– in their original location, opposite my staircase would help to maintain the desired buffer between living spaces.

2. Light – restoring the stairs in their original configuration, with open risers, should allow some light into my basement. Because basement light is dependent on afternoon sun, a deck deeper than the one removed will block light and sun so I would suggest angling the corner of the deck to permit light to reach my basement.

I note that the applicants' preference is to locate the stairs on the west side. Doing so, or extending the deck with the cantilevered option, will eliminate an opportunity for planting and greenspace. I also have concerns that granting a variance will set a precedent that encourages future expectations of similar relief. If granted, I would like to ensure that any variance is very specific and limited in scope. These houses, built in the 1920s when the scale of housing was smaller, sit on lots smaller than the current minimum required lot size.

As the owner of the attached dwelling, I am the most affected by the applicants' request and ask that you give my concerns all due consideration. Thank you.

Sincerely yours,



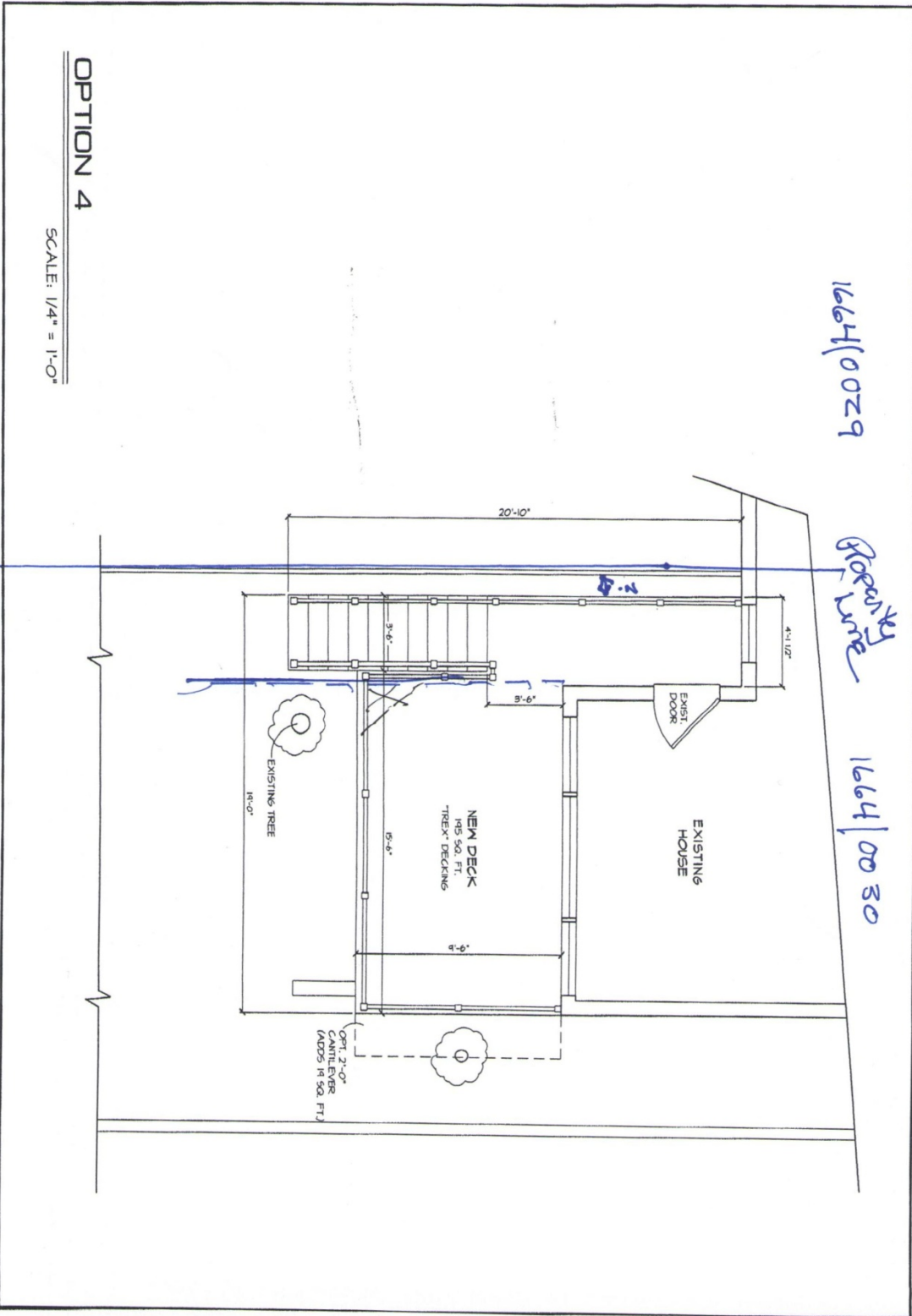
Jane Waldmann

BZA Case 18990

166410029

Revised  
June

166410030



**OPTION 4**

SCALE: 1/4" = 1'-0"