

November 18, 2015

Dear BZA members:

I am writing to object to the proposed garage roof top deck portion of the proposed garage construction at 134 11th Street NE. I support the proposal to build a garage but object strongly to the roof top deck element of the proposed plans. If the applicants need additional deck space, they can achieve this by building a low lying deck that does not count against lot occupancy. The proposed deck, which will provide a clear sightline into the back windows and back yards of my house and others, will compromise my privacy and detract from my enjoyment of my own property. Several other neighbors also object to the deck. Their letters, as well as the objection letter of the Historic Preservation Committee of the Capitol Hill Restoration Society, have been forwarded in hard copy to Mr. Moy.

On a narrow 3-2 vote, this garage roof top deck proposal (with modifications) passed the ANC on November 12.

There are NO garage roof top decks in our alley at present. Approval of this structure would set an unfortunate precedent. Already rumors are circulating that other 11th Street neighbors with existing one-story garages are considering adding decks to their structures if this project is approved. I believe that garages in the historic district should be utilitarian structures, not extensions of private outdoor living and recreation space. In addition to privacy concerns, I also oppose the deck because of its noise potential. The proposed deck is at the center "T" of the alley, its busiest part., and its height would cause the sound from parties or music to reverberate throughout the nearby area, causing a repeat of problems our neighborhood already has had with house roof top decks recently.

I have heard the argument advanced that this project will put needed "eyes" on our alley. This is specious; this argument for a roof top deck is a solution in search of a problem. Our alley is a very busy and vibrant one, a spot where many children play, where nearly two dozen people put out their trash for collection and park their cars, and where neighborhood gatherings are held.

I urge you to oppose the roof top deck element of this proposal. Thank you for your consideration.

Sincerely,

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Submitted on 11/18/2015 by:

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