

December 15, 2015

Remarks of John E. (Jeff) Fletcher Jr.
113 10th Street NE, Washington DC 20002
202-546-0817; jeff_tara@comcast.net
before the
DC Board of Zoning Adjustment

Re: **BZA 19108** (134 11th Street, NE)

My name is Jeff Fletcher. I live at 113 10th Street, N.E. in a house behind the applicant's property. I have lived in my home for 34 years.

I am here today to object to the proposed garage roof top deck portion of the project referenced above. I support the proposal to build a garage but object strongly to the roof top deck element of the proposed plans. Three other neighbors have written letters opposing the roof top deck. Those letters were mailed to the BZA Secretary a month ago prior to the first scheduled hearing on this application.

On a narrow 3-2 vote, this garage roof top deck proposal, with modifications, passed the ANC on November 12. One modification requested by the committee was for creation of a green roof setting the roof deck back seven feet from the alley.

Despite this modification, I continue to object to the roof top deck portion of project. I have several concerns related to the historic character of our alley and about privacy and noise.

There are **NO** garage roof top decks in our alley at present. Approval of this project would set an unfortunate precedent for our alley and create yet another incompatible use in the Historic District. Alley garages should be utilitarian structures, not extensions of outdoor living and recreation space. This project introduces a recreational element that is inappropriate and incompatible with the other structures in our alley.

The bad precedent is concerning. We have heard that other 11th Street neighbors are considering adding decks to their 1-story garages if this project is approved. And what would stop them? Approval would be a step down a slippery slope for our alley and for the larger Historic District as well.

Even with the small set-back modification, the proposed garage roof top deck would impinge on the privacy of a dozen other homes on the alley. The roof deck would

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provide a clear sightline into the back windows and back yards of my house and others. The deck compromises our household's privacy and will detract from my enjoyment and use of my property. I also object to the deck because of its noise potential, which further compromises privacy. The proposed deck is in the center "T" of the alley, the busiest part, and its height would cause the sound from parties or music to reverberate throughout the nearby area, causing a repeat of problems we have had with house roof top decks recently.

The simple and non-intrusive way for the applicants to achieve needed deck space is to build a low-lying deck in their back yard that would not count against lot occupancy. That is what I and many other neighbors have done; why can't the applicants embrace this common sense approach?

I urge you to oppose the roof top deck element of this garage proposal.

Attached to my testimony is a letter from the Capitol Hill Restoration Society's Zoning Committee, which also opposes the roof top deck.

Thank you for your consideration.

CAPITOL HILL RESTORATION SOCIETY



December 13, 2015

Sara Benjamin Bardin
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: BZA# 19108

Dear Director Bardin,

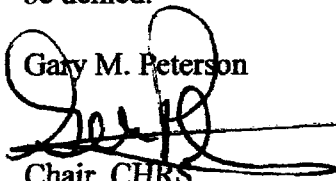
The Capitol Hill Restoration Society Zoning Committee (CHRS) at a meeting held on November 12, 2015 considered the above case. The case involves the application of Jennifer and Lyle Vold for a special exception to allow the construction of a detached garage with a roof deck at the rear of the property at 134 11th Street, NE.

The committee voted unanimously to oppose the application because of the roof deck. The committee does not oppose the construction of the garage. In particular, the committee agrees with the neighbors who believe their privacy of use and enjoyment will be compromised by the roof deck. There are no other roof decks in the alley and this addition will change the customary privacy of this square and set a bad precedent.

It must be noted that the Office of Planning's recommendation is deficient because it does not address the privacy issue of the roof deck in its memorandum and does not note the neighboring opposition.

For these reasons, CHRS recommends that the application as it pertains to the roof deck be denied.

Gary M. Peterson



Chair, CHRS
Zoning Committee

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