

October 19, 2015

To Whom it May Concern:

In accordance with the instructions for filing an application for a special exception pursuant to § 223.1 for a one story rear deck that does not comply with § 403.2, maximum lot occupancy, side yard setback requirements of § 405.3, and § 2001.3, expansion of a nonconforming structure that has already exceeded maximum lot occupancy, § 3104.1, we, Kevin and Carol O'Day, owners of 1616 Webster Street NW (Crestwood; Lot 0010; Square 2646) provide the following statement and information to satisfy the "Burden of Proof" requirements for this special exception application:

In terms of the physical characteristics of the property, the existing home structures include the main home (similar to all of our neighbors), a front porch (similar to most of our neighbors) and a two-car garage (similar to some of our neighbors). The combination of these structures and the potential to add a one-story rear-deck, as all the other row houses have in our row, was the main selling point when we purchased the home last year. As noted in your October 6, 2015 letter, these structures already exceed the 40% lot occupancy standards of §405.3 and § 2001.3 of the Washington, DC zoning regulations. This was not disclosed to use during our purchase last year. Additionally, Lot 0010 of Square 2646 is listed as 138 feet long by 32 feet wide for a total of 4,416 square feet. This lot does not include an approximate 19 feet by 32 feet area in front of our home located between our front steps and the side-walk. We believe this additionally green/open area in the front of our home that we happily maintain adds considerably to the overall property and more than makes up for our proposed one-story rear deck were it factored into the structure occupancy calculations.

Public Good: As the pictures at the end of this document show, granting this application will not be a detriment to the public good. Our proposed one-story rear deck will be used for barbeques, sitting and talking etc, similar to how our existing neighbors use their one-story rear decks. We have no intention of leasing this deck or using this deck except for the normal quiet enjoyment of our home.

Intended Use Consistent with Zone R-3: As the below pictures show, our proposed one-story rear deck will be similar size and dimensions as our next-door neighbors decks and not violate Zone R-3 regulations. The deck will be an extended part of the main home structure and use will be for single-family residence only.

Picture of our next door neighbor's decks taken from the roof of our home at 1616 Webster Street NW



Picture of the back of our home and our next door neighbor's decks taken from the back yard of our home at 1616 Webster Street NW



Sincerely,

Kevin M. O'Day & Carol A. O'Day

Kevin and Carol O'Day
1616 Webster Street NW
Washington, DC 20011-4210