

October 19, 2015

Attention Commissioner Gale B. Black

Advisory Neighborhood Commission (ANC) 4A
7600 Georgia Avenue, NW, Suite 404
Washington, DC 20012

Dear Commissioner Black:

The purpose of this letter is to notify you that we, Kevin and Carol O'Day, owners of 1616 Webster Street NW, Washington, DC (Crestwood Neighborhood; Lot 0010; square 2646), have applied for a special exception to build a one story rear deck for our home that we purchased last year . We recently hired a licensed, insured and permitted contractor to construct and install our new deck. The terms of contract required that all the work be fully permitted and inspected by the city of Washington, DC. To comply with our contract and the city's requirements, our contractor drafted certified plans for our deck project and submitted them with a building permit application for review by the city building permitting and zoning offices.

On October 6, 2015, we received the attached letter from the Office of Zoning Administrator, Department of Consumer Affairs from the Government of the District of Columbia notifying us that our proposed deck would be in violation of § 403.2, maximum lot occupancy, side yard setback requirements of § 405.3, and § 2001.3 of the Washington, DC zoning regulations. We were advised in that letter that we would need to seek a special exception to this zoning ruling in order to build our deck.

My wife Carol and I currently use this property as a single family home and our intended use for our property after this deck is constructed will not change. I've attached several pictures below showing where the proposed deck will be installed as well as pictures of similar decks already installed on the other row houses in our row on the 1600 block of Webster Street NW.

Although we understand the purpose of the zoning regulations that we are seeking a special exception to, we believe that our proposed deck will add significantly to the overall value of our property and enable us to enjoy the

property in the manner in which it is intended, much like our neighbors. Additionally, at present, we do not have a means of egressing from our home's main floor to the back yard, which is a safety hazard for our family. Note, when we purchased the home, there was an old set of steel steps leading from our main floor to the back yard that once served this purpose. However, those old steps were rusted and partially broken and we felt they posed a safety hazard to our family, so we had them removed just before we signed the contract for our proposed new deck.

The deck we intend on installing will be high quality, composite material that should last 30 + years and enable our family and subsequent families to fully enjoy the property. Our deck will be similar in dimensions to our neighbor's decks and will not detract at all from our home or our beautiful Crestwood neighborhood. We do feel that if we are not allowed to build this deck that our property will be unfairly disadvantaged both in terms of resale value and our ability to quietly enjoy our home to its full potential similar to our neighbors.

I would be happy to appear at the next meeting of ANC 4A to discuss our project and answer any questions or concerns you or any other members of ANC 4A may have with this project.

We are fully complying with all requests made by Zoning Administrator and the Government of the District of Columbia in this matter and ask for your support to enable us to construct our deck as intended.

Thank you for your assistance with this matter. If desired, we look forward to discussing this project with you in the future. Our contact information is below.

Sincerely,

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

Kevin and Carol O'Day
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Pictures of Proposed Deck Location:



Picture of back of our home at 1616 Webster Street NW taken from backyard, showing where proposed deck will be installed.



Picture of back of home at 1616 Webster Street NW taken from side yard showing where proposed deck will be installed.

Pictures of Neighbor's Decks on our Same Row – 1600 block Webster St. NW



Picture of neighbor's decks adjacent to our home (same row), taken from our back yard at 1616 Webster Street NW .



Picture of neighbor's decks adjacent to our home (same row), taken from our roof at 1616 Webster Street NW .