CERTIFICATE OF SERVICE

I, Robert Stofferson, hereby certify that I mailed this 25th day of March 2003 first class postage prepaid a copy of the foregoing letter dated March 25, 2003 to Pablo Martinez, 1207 Clifton Street, NW, Washington, DC and additionally hand-delivered this 25th day of March 2003 to Larry Ewers, 1205 Clifton Street, NW, Washington, DC, and to Pablo Martinez,1207 Clifton Street, NW, Washington, DC.

Robert Stofferson

D.C. BOARD OF ZONING
2003 MAR 25 PM 2:38

BZA
Case No. 16987
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO. 16987
EXHIBIT NO. 32

To: Board of Zoning Adjustment

From: Robert Stofferson
1209 Clifton Street, NW

Date: March 25, 2003

Subject: BZA Application 16987
1207 Clifton Street, NW, Rear Deck Addition

Per the instructions from the Board of Zoning Adjustment on Tuesday, March 11, 2003, I submit this and the attached documents with regard to Application 16987 of Pablo Martinez.

I request that the Board not allow a special exception for the rear deck addition at 1207 Clifton Street, NW.

First, I would like to address comments and questions that were brought up at the March 11, 2003 hearing.

Ms. Mitten of the Board commented on the expanse of the deck stating it looked "quite large." In terms of the other decks of the houses from 1201 Clifton Street, NW to 1215 Clifton Street, NW, the deck at 1207 Clifton Street is almost three times as large as the next largest deck. In comparison to the other decks on the 1200 block of Clifton Street, NW, the deck at 1207 is a behemoth. The deck at 1207 Clifton Street, NW is the only deck on the block that extends from the house to the alley. See Exhibit A taken from the alley behind (to the north of) the deck. See Exhibit B taken from 1209 Clifton Street facing east showing the backyard of 1207 in the foreground and those of 1201 (at top), 1203, and 1205. See Exhibit C which shows the edge of the 1207 deck on the left with the deck of 1209, the next largest deck after 1207. Furthermore, the deck at 1207 is out of character with all of the other decks on the block. See Exhibits D through J for photos of the backyards of the houses on the 1200 block of Clifton Street, NW.

Address	Approximate deck size	Exhibit
1201 Clifton Street, NW	100 square feet	D (deck is fenced in)
1203 Clifton Street, NW	52.5 square feet	E
1205 Clifton Street, NW	No deck	F
1207 Clifton Street, NW	316.43 square feet	G
1209 Clifton Street, NW	113.33 square feet	C (the right two-thirds of the photo)
1211 Clifton Street, NW	35 square feet	H
1213 Clifton Street, NW	25 square feet	I
1215 Clifton Street, NW	77 square feet	J

Other issues that were raised during the hearing were the rear deck must satisfy the standards identified in 11 DCMR Section 223 as follows:

(a) The light and air available to neighboring properties shall not be unduly affected.

The rear deck of 1207 which towers over my backyard at 1209 does affect amount of light I receive. Exhibit K shows the shadow cast on to my property on March 17, 2003 in the late morning. It is likely that at other times during the day as well as year there would be a more pronounced shadow.

(b) *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.*

In terms of privacy, the expanse of the deck of 1207 allows a person on it to look inside 1209 Clifton Street, NW's first floor dining room (Exhibit L) and second floor bedroom (Exhibit M).

(c) *The addition together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.*

The memorandum dated February 18, 2003 from Andrew Altman, Director, Office of Planning, to the Board of Zoning Adjustment states "The deck is located to the rear of the property and is not visible from the street frontage along Clifton Street or 12th St." However, as viewed from the alley the rear deck does intrude upon the character, scale and pattern of houses of the 1200 block of Clifton Street, NW (see Exhibits A through M).

I would also like to request that the Board of Zoning consider that neither resident of the properties adjacent to 1207 Clifton Street, NW was informed of the February 6, 2003 meeting of the ANC 1B which supported the application of Pablo Martinez.

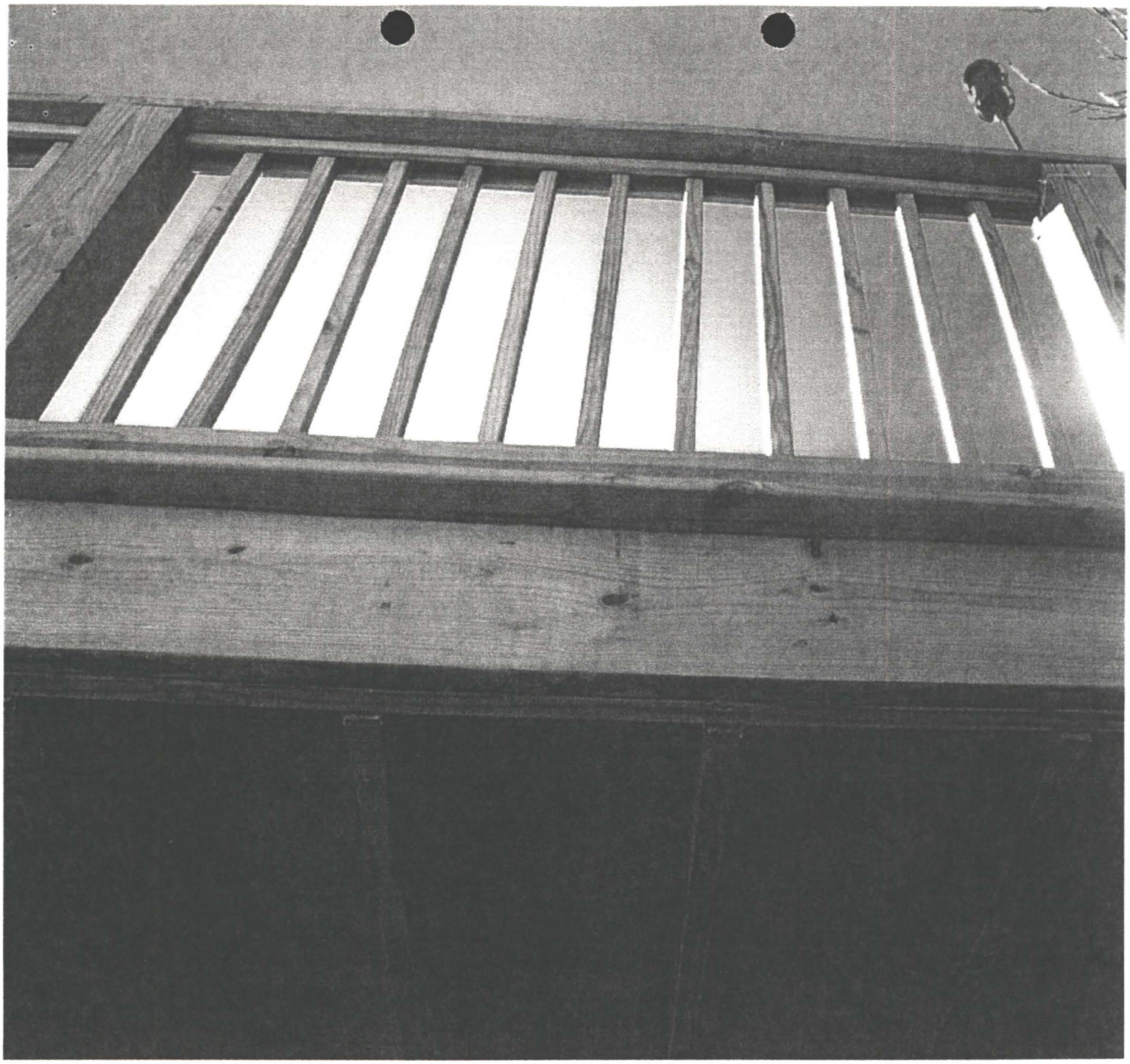


Exhibit A



Exhibit B



Exhibit C

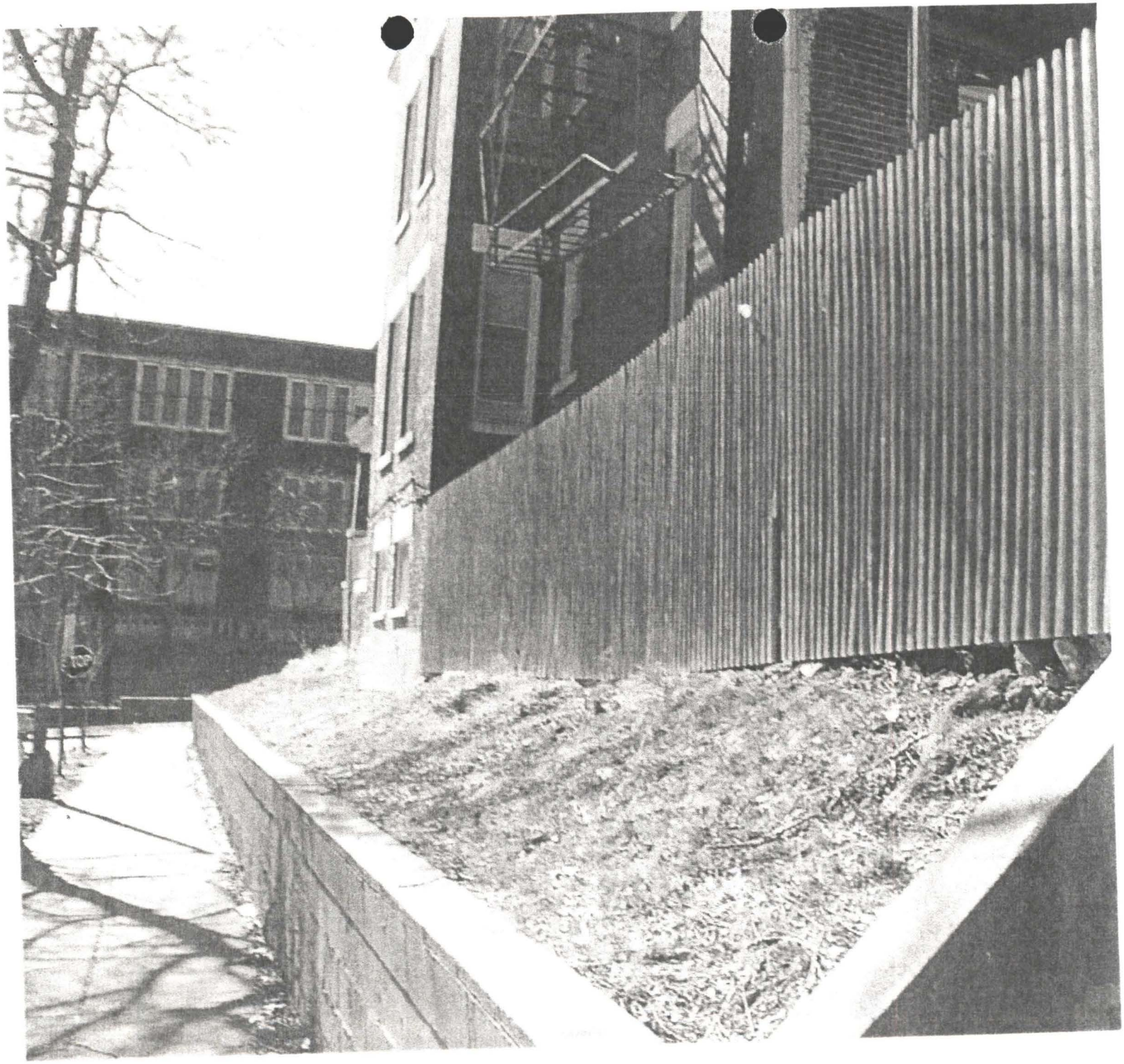


Exhibit D



Exhibit E



Exhibit F



Exhibit G



Exhibit H



Exhibit I



Exhibit J

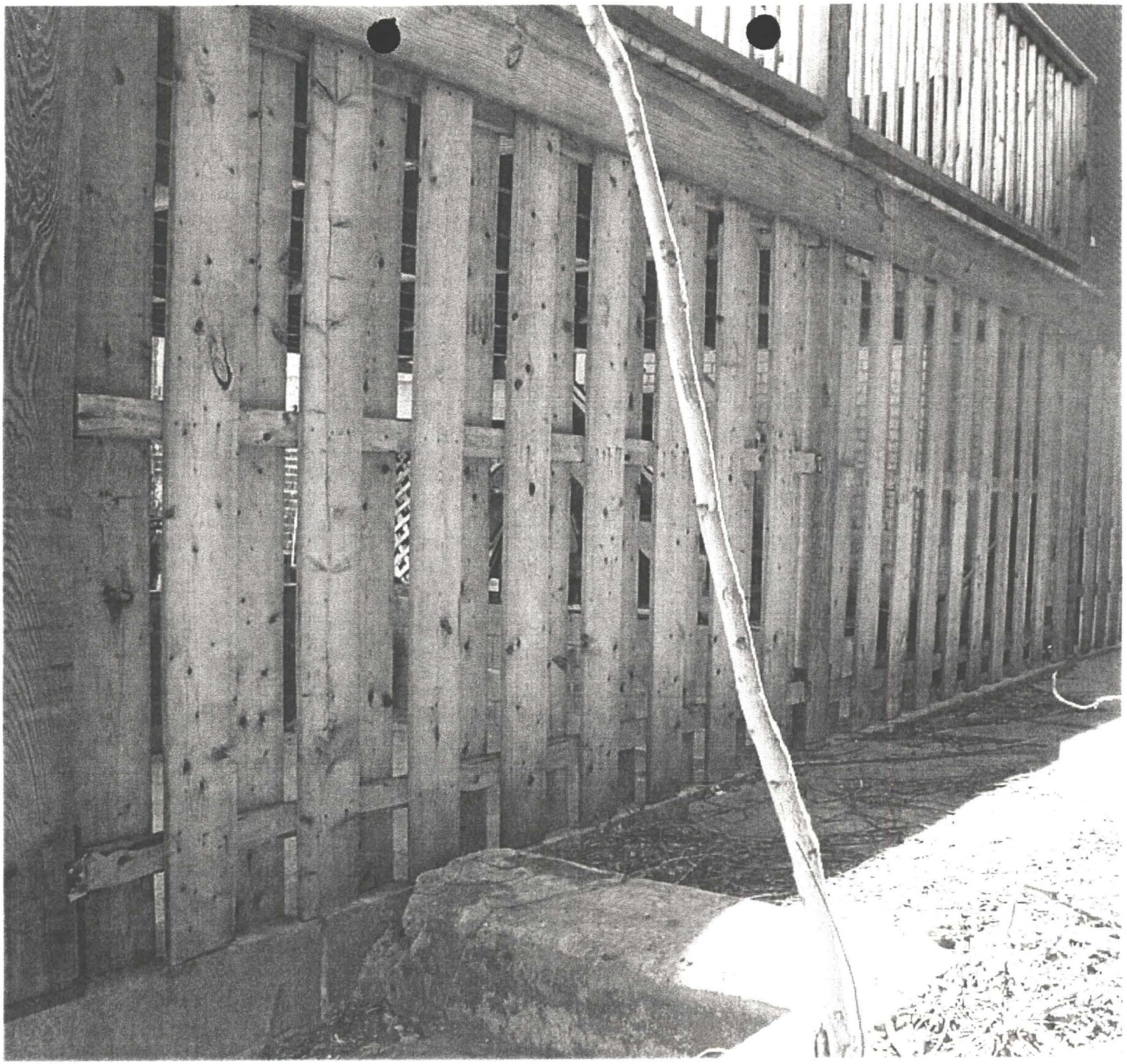


Exhibit K



Exhibit L



Exhibit M