The proposed use of the back yard deck at 2130 LeRoy Pl NW is for outdoor enjoyment and recreational use by the owner of the property. The home presently has no real outdoor space and as such needs some area off the back of the house that can be used to take advantage of the outdoors when weather is permitting. This use and enjoyment of this space should in no way damage or disrupt any of the neighbors on the adjoining alley way.

The Burden of Proof showing why such an outdoor space is necessary can be broken down in 7 areas. Specifically:

1) The home has no outdoor living area of the main level of the home. When I purchased the property 2 years ago I was convinced that this lack of space lowered the purchase price but would just as easily increase the price with a simple deck space added off the main level
2) Most of the homes on the Alley way already have decks with parking below and or garage space and exceed their lot to building percentage. Some even have taken their side yards and include fixed structures above with rooflines. This deck will in no way create an eye soar for any neighbor
3) The exact double of this home, 2128 has a deck with parking below but also includes and enclosed room space.
4) The topography of the property does not lend itself to outdoor space on the basement level and would interfere with parking off street and increasing the congestion on our already overcrowded streets.
5) Personally, I would l like to be able to step outside my home as almost all of the other neighbors do and enjoy the backyard space the homes on LeRoy offer.
6) The design and materials used on the proposed deck should further enhance the aesthetic appeal I have been trying to bring the rather bleak exterior of this home. This should make this house more appealing to residents on both LeRoy and Bancroft. In fact, it will be fully landscaped which will soften the hard look of the cement parking pad which is in place now and even include some blooming trees to brighten the alley look. After much careful design and many meetings with the SKHA, the historic, my design team and I roduced acceptable plans which are no already approved by both boards and allow for maximum light flow so as not to adversely affect any neighbors' plantings. The materials will include Epoy wood for the deck, paint grade wood with a Chippendale open design. Security lights with motion detectors will be added to the back for increased security for alley users. Many homeowners have also been contacted individually by me regarding this plan and have voiced no concern and have complimented me on the fine design and changes I have made to the property since purchasing it.
7) I recently donated the façade of the home to the L'Enfant trust and as such will make no changes that are not consistent with the architecture of the home and Kalorama and will also run plans by them for approval. They have also approved this deck plan and mentioned that my home was one of the finest homes they had inspected in Kalorama and commended me on the fine renovation and attention to detail I have had on this project.

BZA
Case No. 17185
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
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