AHMANN
ARCHITECTS

REGISTERED IN MARYLAND, VIRGINIA, FLORIDA,
AND THE DISTRICT OF COLUMBIA

MEMORANDUM

DATE: 05. 10 .05

TO: **Board of Zoning Adjustment**
of the District of Columbia
c/o Office of Zoning
441 4th Street, N.W.
Suite 210-S, Washington, DC 20001

2005 MAY 10 PM 12:06
D.C. BOARD OF ZONING

REGARDING: **BZA Case No. 17348**
Special Exception Application for
Proposed Deck Addition at
Property of Elizabeth Prestridge

SUBJECT PROPERTY: 5469 31st Street, N.W. Washington, DC 20015
Lot 6, Square 2295

MEMO:

Attached, please find additional materials for use in the consideration of the above mentioned Application for Special Exception. These materials submitted in one original and twenty copies.

Item 1: Revised (Corrected) DC Plat. Incorrectly dimensioned side yard dimensions (5'-0") have been corrected to 8'-0".

Item 2: Drawings A-1 a and A-3a. Drawing A-1a is a site plan which included the abutting property at 5471 31st Street. This is included to show the position of the proposed deck relative to the neighboring house. Drawing A-3a is an elevation drawing showing the view as seen from the abutting property at 5471 31st Street.

Item 3: Supporting statements from neighboring property owners.

Adjoining Property Owners:
Veronica Ahern / 5471 31st Street, N.W.
Jill S. Drew / 5467 31st Street, N.W.

Property Owners Across the Street
Peter & Viviane Enslein / 5468 31st Street, N.W.
Rachel S. Evans / 5470 31st Street, N.W.

Property Owners Across the Alley
Elise Sluger & Tim Ravenscroft / 5520 30th Place, N.W.
Jeffrey B. and Linda McIntyre / 5516 30th Place, N.W.

Should there be any questions regarding these materials, please feel free to contact me.

Thomas Ahmann, AIA
4408 BEECHWOOD ROAD, UNIVERSITY PARK, MARYLAND 20782-1129
PHONE: 301.864.1334 FAX: 301.864.6818

BZA
Case No. 17348
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17348
EXHIBIT NO. 21

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 15, 2004

Plat for Building Permit of SQUARE 2295 LOT 6

Scale: 1 inch = 20 feet Recorded in Book 63 Page 14

Receipt No. 15071

Furnished to: THOMAS AHMANN

Surveyor, D.C.

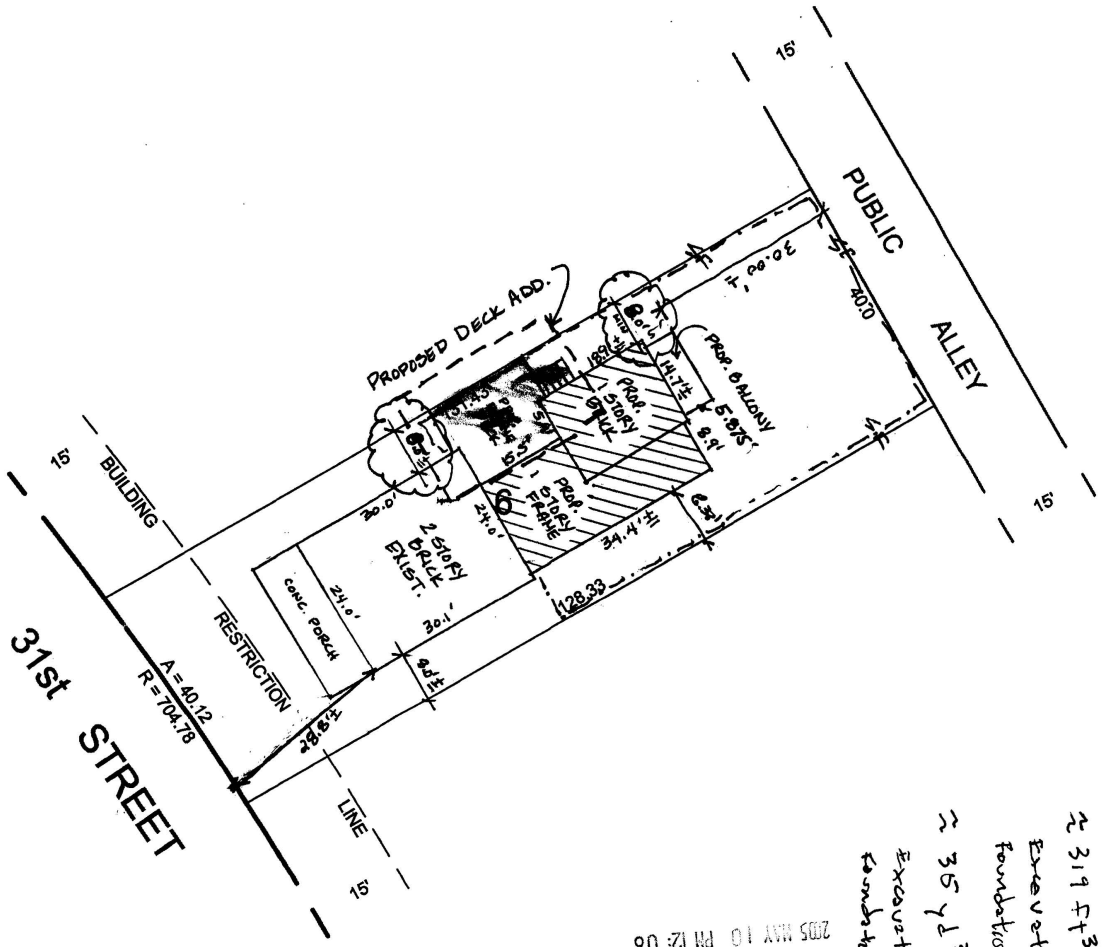
By: L.E.S.

I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: 3/2/05 Revised 5/10/05

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

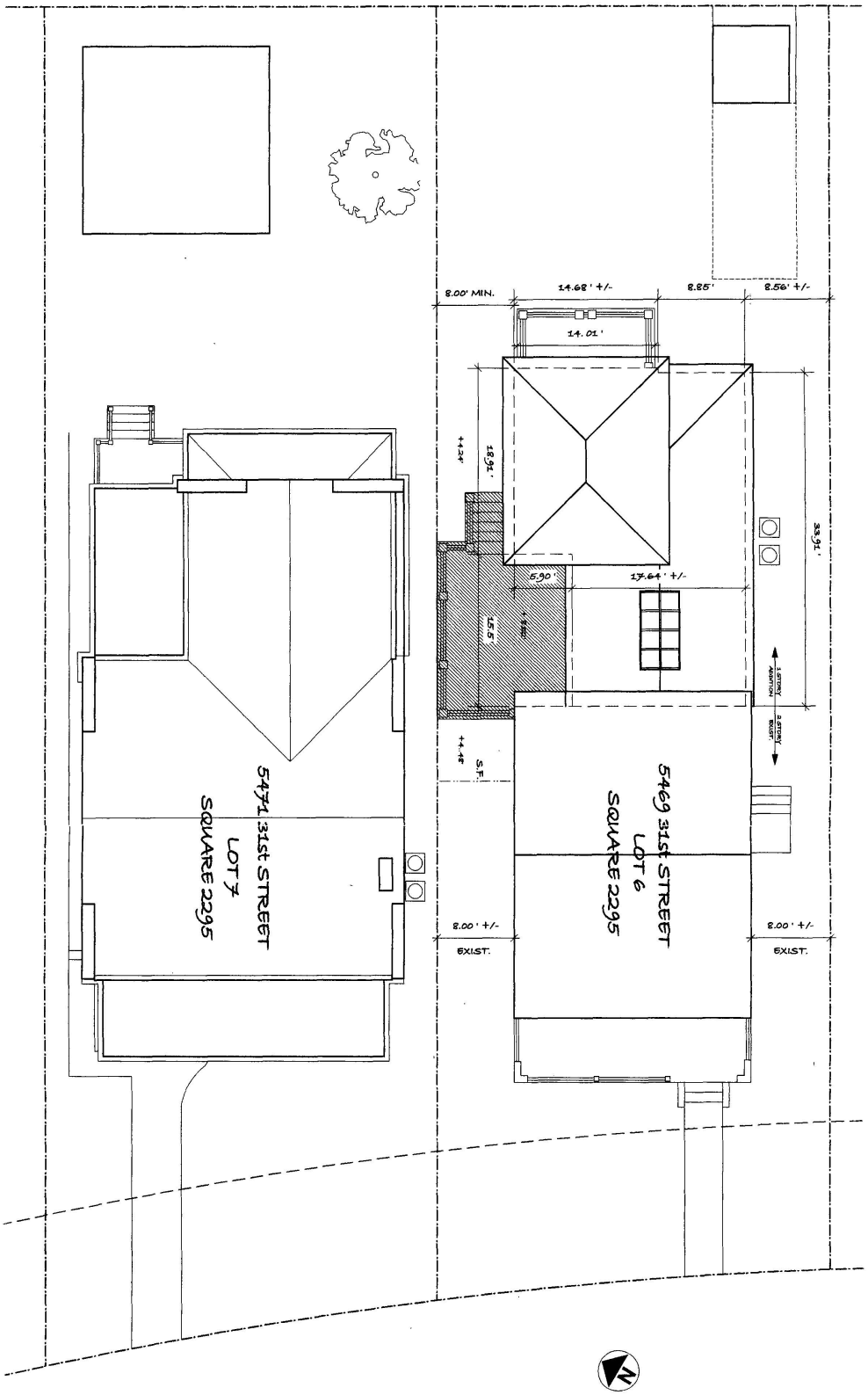


≈ 319 ft³ Excavation for foundation

≈ 35 yd³ Excavation for foundation

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D.C. OFFICE OF ZONING
RECEIVED

SO-15071(2004)



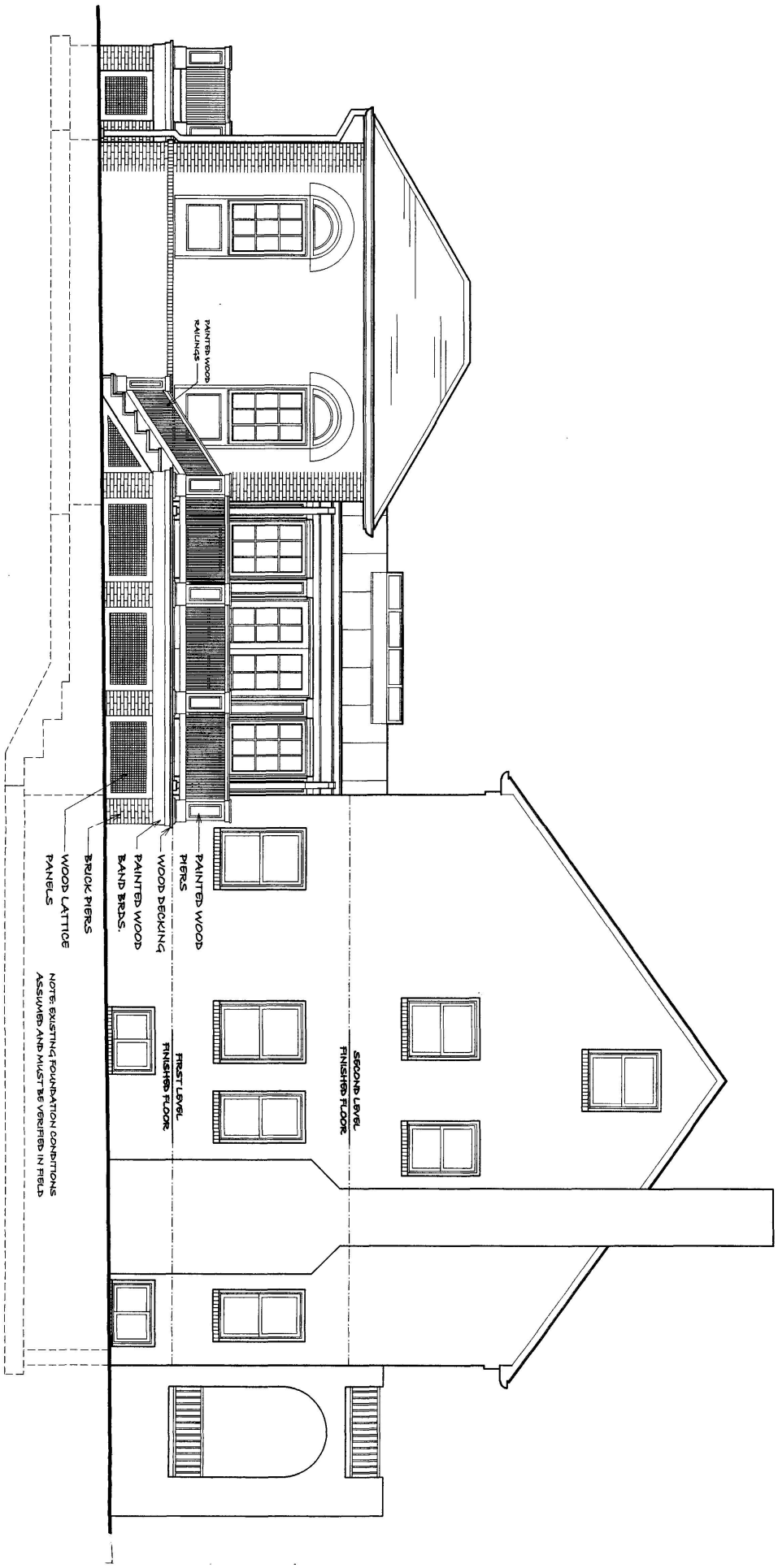
RECEIVED
D.C. OFFICE OF ZONING
2005 MAY 10 PM 12:07

AHMANN
ARCHITECTS

DECK ADDTION
PRESTRIDGE RESIDENCE
5469 31st Street, N.W.
Washington, D.C. 20015

ISSUE DATE
04 MAY 2005

A-1a



AHMANN
ARCHITECTS

DECK ADDTION
PRESTRIDGE RESIDENCE
5469 31st Street, N.W.
Washington, D.C. 20015

ISSUE DATE
04 MAY 2005

A-3a

30

April ~~XX~~, 2005

Commissioners of ANC 3G
P.O. Box 6252
Washington, D.C. 20015

Members of the Board
Board of Zoning Adjustment
441 4th St., N.W. Suite 210-S
Washington, D.C. 20001

Re: BZA Application No. 17348 filed on 4-22-2005

To All Concerned:

I am the owner and resident of 5471 31st St., N.W., a property adjacent to 5469 31st St., N.W. which is the subject of a request for a special exception by the owner, Elizabeth Prestridge, to build a side deck on that property.

Since the side deck at issue faces my property, I have been asked to comment on the impact that deck may have on my privacy, light, and air circulation.

I have reviewed Ms. Prestridge's plan carefully and do not object to the construction of the deck for the following reasons:

1. The side deck will not adversely impact my privacy:

   - The deck will face an addition to my house that includes a brick wall with stained-glass windows located 6 feet above the interior finished floor level. The architect has taken advantage of this unusual feature by locating Ms. Prestridge's deck opposite this wall. The deck will not be seen from the inside of my house except peripherally and with considerable effort.

   - My outside living space is a patio at the rear of my house which, for the most part, will not have a line of sight to Ms. Prestridge's deck. If Ms. Prestridge's deck were to be located at the rear of her house, which would be allowed by the building code, this would pose a more significant privacy issue for me.

2. The side deck will not adversely impact my light:

   - Since the deck as proposed is only 4' high and faces no windows in my house, it will not diminish my interior light. It may cast a small shadow on a portion of my service side yard where my air conditioning equipment is located.

3. The side deck will not adversely impact air circulation:

   - The proposed 4' high deck will have louvered panels surrounding it. Because this will be an open deck and not an enclosed structure, it will not disrupt air circulation between the two houses.

The proposed side deck at 5469 31st St., N.W. will be a non-invasive, but attractive architectural feature that will enhance the neighborhood. I urge the commissioners of ANC 3G to support the requested special exception.

Yours truly,

Veronica Ahern
5471 31st St., N.W.
Washington, D.C. 20015

RECEIVED
D.C. OFFICE OF ZONING
2005 MAY 10 PM 2:07

Commissioners of ANC 3G
P.O. Box 6252
Washington, D.C. 20015

Members of the Board
Board of Zoning Adjustment
441 4th St., N.W. Suite 210-S
Washington, D.C. 20001

Re: BZA Application No. 17348 filed on 4-22-2005

To All Concerned:

I am the owner and resident of a house directly across the street from 5469 31st St., N.W., which is the subject of a request for a special exception by the owner, Elizabeth Prestridge, to build a side deck on that property.

I have been asked to comment on the impact that deck may have on my privacy, light, and air.

I have reviewed Ms. Prestridge's plan and do not object to the construction of the deck for the following reasons:

1. The side deck will not adversely impact my privacy. It will be nestled into a side yard and will be barely visible from my property, if at all.

2. The side deck will not adversely impact my light. It is too low and and too distant from my property to have any impact upon my light.

3. The side deck will not adversely impact air circulation. It is too low and and too distant from my property to have any impact upon my air circulation.

Peter Enslein 5/1/05
Peter Enslein (date)
5468 31st St., N.W.
Washington, D.C. 20015

Viviane Enslein 5/1/05
VIVIANE ENSLEIN (DATE)
5468 31ST St., N.W.
WASHINGTON, D.C. 20015

Rachel S. Evans 4/30/05
Rachel S. Evans (date)
5470 31st St., N.W.
Washington, D.C. 20015

Commissioners of ANC 3G
P.O. Box 6252
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I have been asked to comment on the impact that deck may have on my privacy, light, and air.

I have reviewed Ms. Prestridge's plan and do not object to the construction of the deck for the following reasons:

1. The side deck will not adversely impact my privacy. The side deck does not face my property (it faces 5471) and cannot be seen from my property at all.

2. The side deck will not adversely impact my light. It will not have any impact whatever upon my light.

3. The side deck will not adversely impact air circulation. It is too low and and too distant from my property to have any impact upon my air circulation.

Jill S Drew 4/30/05

Jill S. Drew (date)
5467 31st St., N.W.
Washington, D.C. 20015

Commissioners of ANC 3G
P.O. Box 6252
Washington, D.C. 20015

Members of the Board
Board of Zoning Adjustment
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I am the owner and resident of a house directly across the alley from 5469 31st St., N.W., which is the subject of a request for a special exception by the owner, Elizabeth Prestridge, to build a side deck on that property.

I have been asked to comment on the impact that deck may have on my privacy, light, and air circulation.

I have reviewed Ms. Prestridge's plan and do not object to the construction of the deck for the following reasons:

1. The side deck will not adversely impact my privacy. It will be nestled into a side yard and will be barely visible from my property, if at all.

2. The side deck will not adversely impact my light. It is too low and and too distant from my property to have any impact upon my light.

3. The side deck will not adversely impact air circulation. It is too low and and too distant from my property to have any impact upon my air circulation.

ELISE

Elise Sluger 4/30/05
[illegible] Sluger (date)
5520 30th Pl. N.W.
Washington, D.C. 20015

Kathy L. Ravenscroft 4-30-05
TIM RAVENSCROFT DATE
5520 30th Pl., N.W
WASHINGTON, D.C. 20015

4/30/05
Jeffrey B. McIntyre (date)
5516 30th Pl. N.W.
Washington, D.C. 20015

linda mcintyre 30 April 05
LINDA McINTYRE
5516 30th PL, N.W.
WASHINGTON, D.C. 20015