June 10, 2005

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. Ms. Prestridge's 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 Board of Zoning Adjustment to support the requested special exception.

Yours truly,

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

BZA
Case No. 17348
Exhibit No. 24

Board of Zoning Adjustment
District of Columbia
CASE NO. 17348
EXHIBIT NO. 24