

April 14, 2016

Board of Zoning Adjustment
441 4th St., NW Ste. 200S
Washington, DC 20001

Burden of Proof

My name is Geoff Earle. Along with my wife Cecilia Cortes-Earle, I am the owner 1632 Hobart St., NW. We are seeking relief in order to construct a rear deck on the home, which we occupy along with our two children. The property is zoned as a single-family dwelling, as it will remain. The property is zoned R-4.

We are seeking to build a deck to attach to our home at the main floor level, facing the back alley between Hobart and Harvard Streets. The proposed deck would be only 9 ft. deep and 12 ft. wide, minus a 6 ft. x 4 ft. portion that would be used for stairs. It represents the minimum amount of footage to meet our needs.

The current lot occupancy is 60 percent. Under our proposal, occupancy would reach 66 percent. The current rear setback is 25 ft. Our proposal would move it to 16 feet, four feet beyond the minimum setback requirement, and a 5 ft. extension beyond the current landing for the existing rear stairwell.

Our property is at a disadvantage compared to many of the homes on both streets that have substantial rear decks, including some which run right up to the rear property line. Both adjoining homes on Hobart have decks that are significantly larger than our proposed deck. Many neighboring homes also have rear garages – which we are not proposing to construct.

The new construction would not impact light or shade for either neighboring home. It would be at roughly the same height level of the neighboring decks, providing symmetry and balance. For the perhaps three homes on Harvard St. with a rear view of our property, the deck

would represent a significant improvement. The current back yard is an odd configuration of cracking cement and brick that is not conducive to ideal neighborhood use - only parking. The deck would sit overtop ground level concrete, and our plans call for adding several green areas to beautify the space and ease the storm drainage burden.

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Geoff Earle