

1226 North Carolina Ave NE
Washington, D.C. 20002
Edward Griffin
202.361.5246

August 4, 2017

Board of Zoning Adjustment

VIA US MAIL

Re: Enclosure of deck area on existing 3 story Family Dwelling
Location: 1226 North Carolina Ave NE
Square: 1012 Lot: 0122
Zone: RF-1
DCRA Building Permit: B1612441
DCRA ZA Case: FY-17-39-Z

Dear Board of Zoning Adjustment,

My wife and I have lived at 1226 North Carolina Ave, NE since 2004. We moved to the District after college in 1998 and love living on the Hill.

We have a private deck at the third floor of our townhouse. The deck is immediately on top of our second floor. Next to the deck on the third floor is our two daughters', ten and two years old, bedroom. Our bedroom is also on the third floor as are two bathrooms.

After the birth of our second daughter, now two years old, we needed more space for our growing family. In addition, after being widowed, my wife's mother-in-law now spends the majority of the year living with us and we need additional space to accommodate her.

Our solution is to enclose the deck area that we have off the back third floor of the house for use as a study room for the girls and a reading room for grandma. With that primary goal in mind,¹ we have started this application process and are requesting either a special exception or a variance.

¹ We are also seeking to redo the bathrooms on the third floor.

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We should be granted a special exception under Section 900, because the purpose is in harmony with the general intent of the zoning regulations, will not adversely affect any neighboring property and meets the other special conditions.

Enclosing the deck is in harmony with the general intent of the zoning regulations. The enclosing of the deck area will not increase our actual living space. It will merely make use of a living space that the property already has. We currently enjoy having meals on the deck. Therefore, enclosing the deck will not increase our actual foot print, but will allow us to make better use of the living space that we already have for our growing family. Moreover, the enclosing of the deck will harmonize our property with many of our neighbors' houses, since they have similar configurations. Indeed, in my opinion, it will look better than it currently does. The enclosing of the deck will conform our property to those of adjacent properties as we are the only property that has a third floor deck facing the alley way. Other properties facing the alley have similar features to the one we are proposing.

Enclosing the deck will not adversely affect any neighboring property. The enclosing of the deck will not adversely impact our neighbors. It will not block access to light, air, or view. The deck faces the alley way behind our home, which is not fully drivable by automobile. The enclosure will not block access to or use of the alley way, since it is three floors up and set back from the alley way by several feet. I have reached out to a few neighbors about this application, including both neighbors on either side of us and the neighbor directly behind us who have been supportive. We have no neighbor to our South as we face the park.

A denial of this request would result in peculiar and practical difficulties for us and be an exceptional and undue hardship. It would prevent us from having the living space we need for our growing family. It would prevent us from having reasonable and necessary accommodation for our children. It would also interfere with our right to provide dignified and reasonable accommodation for our elderly mother-in-law.


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Please do not hesitate to call with any questions. Please also let this serve as a summary of my testimony on this subject.

Sincerely,



Edward Griffin

Naomi Griffin