
Application number 21280

From Jon Kirn <jonkirn@gmail.com>

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To DCOZ - BZA Submissions (DCOZ) <DCOZ-BZASubmissions@dc.gov>

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I'm writing to provide comment on the hearing for the rear deck addition. As you may be aware, construction was begun on this deck and then halted because no permit had been requested. The current structure is pictured in the attached. I have several reasons to deny the exception and they are as follows:

Safety - the placement of the deck is off of the rear entrance to the upper unit and that is the only other access to the unit - otherwise it is through the front door, which is shared with the lower level unit. This needs to be accessible for public safety and first responders such as fire and police. If there is an emergency in the unit and the front door is blocked for whatever reason, access would need to be through the rear entrance. A full deck which will have furniture in front of the door is a safety hazard. Further, the current plans as discussed request a spiral staircase, which is also difficult for fire and other emergency services access.

The safety concern extends to more than just the occupants of the upper and lower unit, as these are a townhouse, and any fire emergency could easily spread to the adjoining homes.

It should be noted that once the construction was halted, people were residing in this unit without a rear emergency exit.

Visual for the neighborhood - the deck extends significantly into the rear of the property which is the parking area. There is no structure under the deck. All other decks in the neighborhood are constructed on top of the existing building structures, or, if they are built off of the back of a unit, do not extend for more than 4 feet. As pictured, this deck extends at least 10 feet. 903 R street is part of Arlington Terrace which is a group of townhomes built in 1880.

Please let me know if you require any additional information from me or have any questions of me.

Sincerely, Jon Kirn, 907 R Street NW. 703.628.3001

Board of Zoning Adjustment
District of Columbia
CASE NO.21280
EXHIBIT NO.26



Sent from my iPhone - please excuse all typos!