October 1, 2026

Chairperson Karen Wirt 6C02
Tony T. Goodman 6C07
Advisory Neighborhood Commission 6C
PO Box 77876,
Washington, DC, 20013-7787

Re: BZA Case 21520 (Brian and Kate Reid): 317 L St NE (Square 774, Lot 50) – Application for a Special Exception and a Variance to construct a rear deck addition, to an existing, attached, two-story plus basement, principal dwelling unit in the RF-1 zone.

Dear Chairperson Karen Wirt, Tony T Goodman and Members of the Board,

We are writing as Kate and Brian Reid's adjacent neighbors to express our strong support for their application to construct a rear deck at their home at 317 L Street NE. We encourage the ANC and BZA to approve the plans as submitted.

We understand that the proposed deck will provide Kate and Brian with additional outdoor living space while maintaining their existing parking space underneath the deck. As their immediate neighbors, we believe this is a thoughtful and appropriate improvement that will enhance their enjoyment of their home without negatively affecting the surrounding properties or the character of our block.

As their immediate neighbor, we understand their intentions to reclaim the natural light and air consistent with the intent of the RF-1 zoning regulations. Our property abuts three commercial zones which are inconsistent with the intent of the RF-1 zones. As shown in **Figure *1***, two 6-story multifamily buildings surround our adjoining homes that are zoned for MU-5A. The third is located in Lot 0056 to the south of our homes and, while zoned for RF-1, is actually a HVAC business that operates out of two separate industrial buildings. These three commercial buildings partially block our natural light and airflow, which the Reid's proposed deck would seek to partially reclaim, without infringing on our property.

We also urge the ANC and BZA to take into consideration the fact that the lots on our section of L St. NE (315 to 327), including Kate and Brian's, are very small. In fact, DC no longer allows lots of our size. Thus, we believe our homes should not be held to the same restrictions as other RF-1 Lots in cases like this where the construction will not infringe on anyone else's enjoyment.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21520
EXHIBIT NO. 19

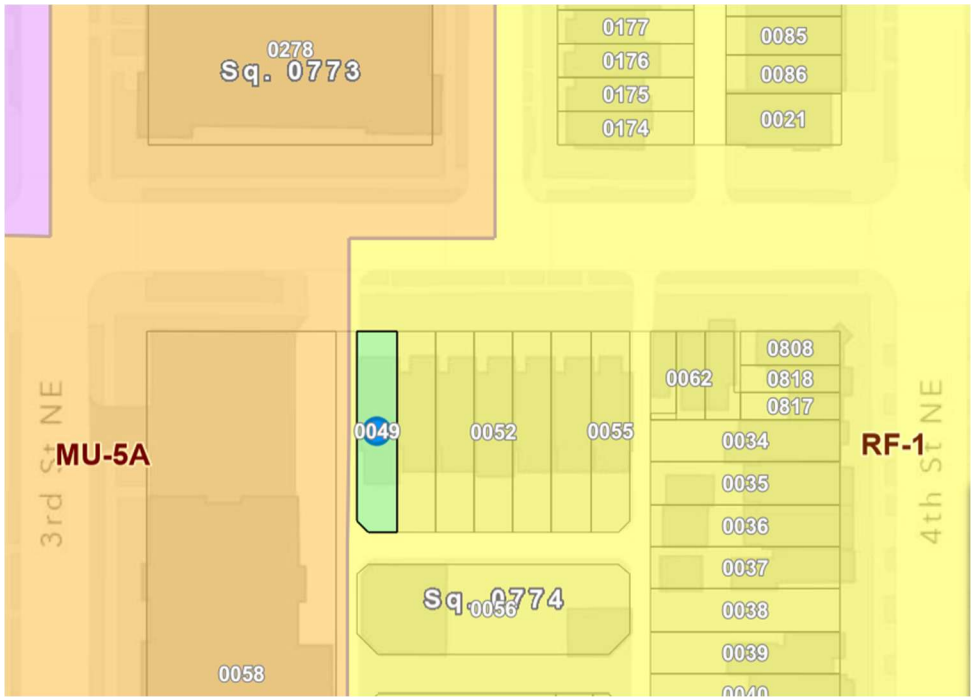

Figure 1 Official DC Zoning Map

We support the project because it would:

- Give the Reids useful space to enjoy the outdoors;
- Improve their home without changing the residential character of the property; and
- Provide the ability to reclaim permeable surfaces through plant beds located on the deck whereas the current situation only allows parking spaces on existing, non-permeable surfaces.

Kate and Brian have been considerate and responsible neighbors, and we appreciate the care they have taken in planning this project. As the neighbors most directly adjacent to their property, we would be among the first to notice any potential impacts. Based on our understanding of the proposal, we believe the deck is compatible with the surrounding homes and will not place an undue burden on neighboring properties.

We respectfully ask the ANC and BZA to approve the proposed rear deck at the Reids' home as submitted. We believe it is a reasonable improvement that will benefit the homeowners while preserving the character and livability of our block.

Thank you for considering our support.

Sincerely,

Katie Carey *Andrew Engel*

Katie Carey and Andrew Engel

315 L St NE, Washington DC, 20002

1(626) 399-8983; 1(517) 648-1747

careyk7@gmail.com; engel.andrew.m@gmail.com

DC residents of 8 & 13 years