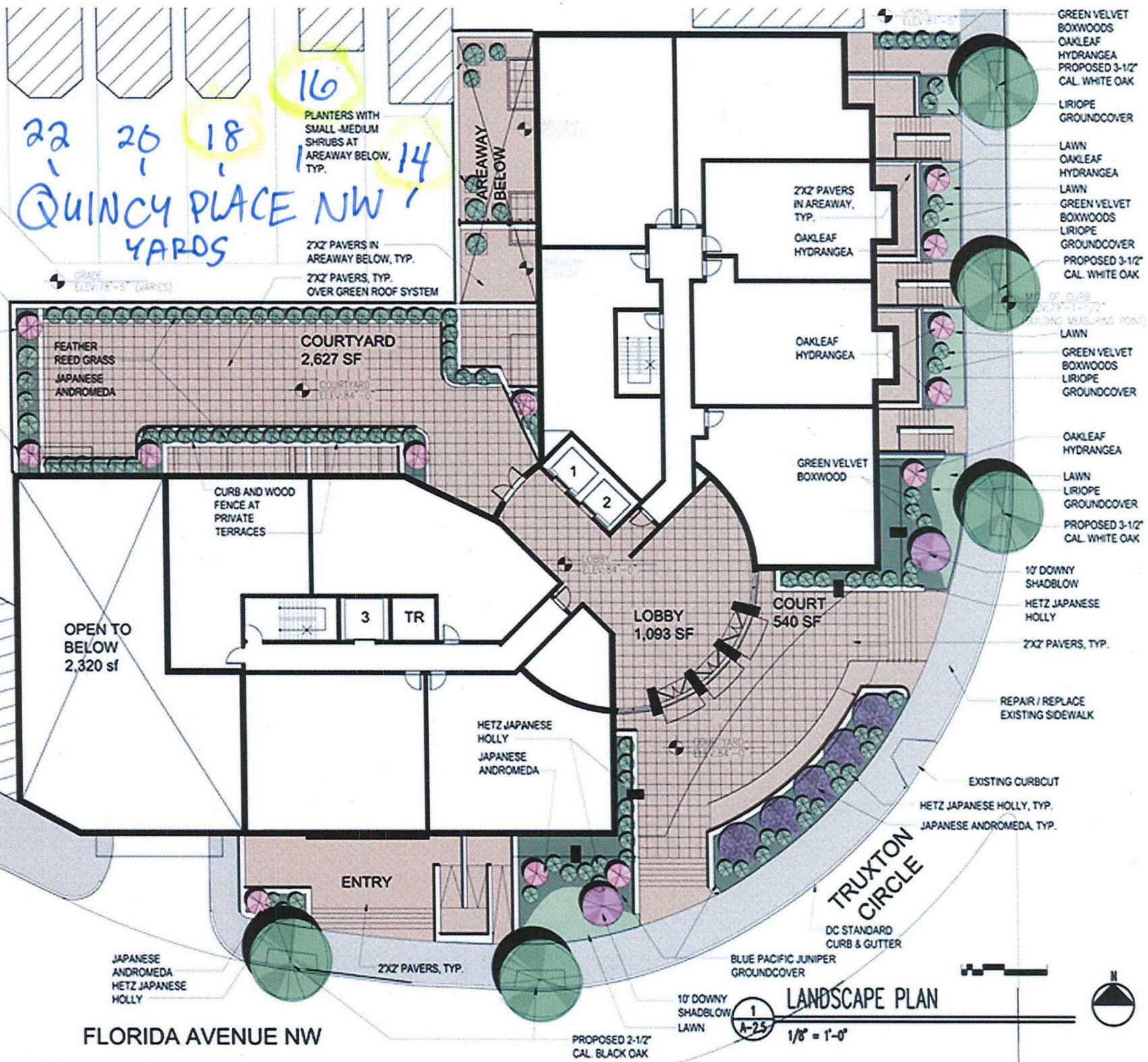


Communications with  
Patricia Johnson  
**18 Quincy Place NW**

22  
20  
18  
16  
14  
QUINCY PLACE NW  
YARDS

NOTE:  
ORNAMENTAL SHRUBS  
SHOWN FOR SCHEMATIC  
DESIGN PURPOSE ONLY.  
SPECIES MAY VARY



- GREEN VELVET BOXWOODS
- OAKLEAF HYDRANGEA
- PROPOSED 3-1/2" CAL. WHITE OAK
- LIRIOPE GROUNDCOVER
- LAWN
- OAKLEAF HYDRANGEA
- LAWN
- GREEN VELVET BOXWOODS
- LIRIOPE GROUNDCOVER
- PROPOSED 3-1/2" CAL. WHITE OAK
- LAWN
- GREEN VELVET BOXWOODS
- LIRIOPE GROUNDCOVER
- OAKLEAF HYDRANGEA
- LAWN
- LIRIOPE GROUNDCOVER
- PROPOSED 3-1/2" CAL. WHITE OAK
- 10' DOWNY SHADBLOW
- HETZ JAPANESE HOLLY
- 2X2 PAVERS, TYP.
- REPAIR / REPLACE EXISTING SIDEWALK
- EXISTING CURBCUT
- HETZ JAPANESE HOLLY, TYP.
- JAPANESE ANDROMEDA, TYP.

NORTH CAPITOL STREET

FLORIDA AVENUE NW

LANDSCAPE PLAN

1  
A-25

1/8" = 1'-0"



PROPOSED 2-1/2" CAL. BLACK OAK

10' DOWNY SHADBLOW LAWN

BLUE PACIFIC JUNIPER GROUNDCOVER

DC STANDARD CURB & GUTTER

2X2 PAVERS, TYP.

JAPANESE ANDROMEDA  
HETZ JAPANESE HOLLY

HETZ JAPANESE HOLLY  
JAPANESE ANDROMEDA

CURB AND WOOD FENCE AT PRIVATE TERRACES

COURTYARD  
2,627 SF

LOBBY  
1,093 SF

COURT  
540 SF

OPEN TO BELOW  
2,320 sf

PLANTERS WITH SMALL-MEDIUM SHRUBS AT AREAWAY BELOW, TYP.

2X2 PAVERS IN AREAWAY BELOW, TYP.  
2X2 PAVERS, TYP. OVER GREEN ROOF SYSTEM

FEATHER REED GRASS  
JAPANESE ANDROMEDA

DRAGON LADY HOLLY, TYP.

AREAWAY BELOW

TRUXTON CIRCLE



January 27, 2021

**Patricia Young**  
**18 Quincy Place NW**  
**Washington, D.C. 20001**

Hi Neighbors,

As I mentioned, I want to build a new deck. This will require several variances from DC's Department of Consumer and Regulatory Affairs (DCRA). As a part of the variance decision-making process, DCRA considers neighbor input.

### **Primary Goal: Adding Privacy**

As we have discussed, eventually a midrise apartment will be built directly behind our houses. The goal of the new deck is to add some privacy. Also, the deck would extend back ~70 inches farther than the current deck. This means under this proposal we would share ~70 inches of fence line.

### **Light and Shading Considerations**

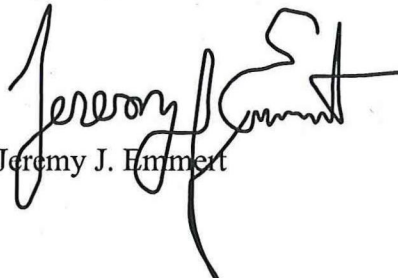
The new midrise apartment will result in both our yards being shaded by the building all winter and part of the spring and fall. In the summer, I have reduced any morning shade impacts to you by keeping the portion of the deck adjacent to your property completely open except for open air decorative roofing (see yellow circles below).

### **Your Input**

As a part of my request to DCRA, you can support, oppose, or remain neutral as you desire. I have attached two images of the proposed deck. While I would be delighted with your support, if you do not support this project, no hard feelings. I want to make sure your voice is included to them either way. So, email any input you wish to make and a good contact method for DCRA and I will pass all that along.

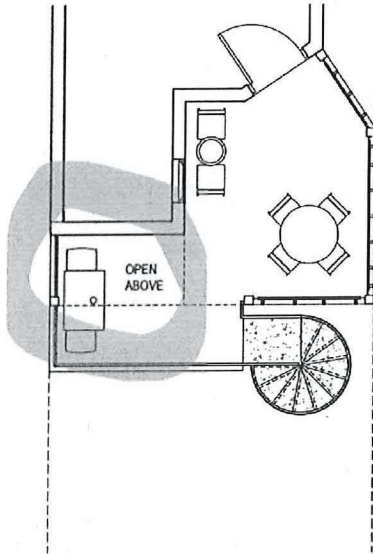
Thanks for considering this request.

Sincerely,

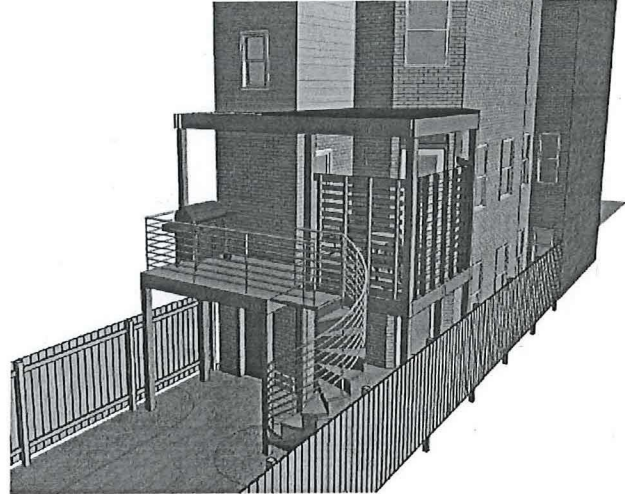


Jeremy J. Emmert

## Ariel View of Project

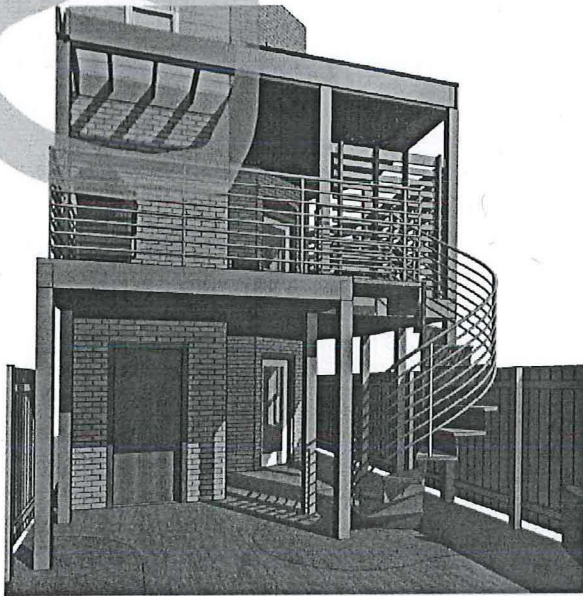


4B Floor Plan



4B 3D Aerial

## Second View of Project



4B 3D Backyard



4B 3D Deck



Jeremy Emmert <jeremy.emmert16@gmail.com>

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## Request Sent

1 message

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Jeremy Emmert <jeremy.emmert16@gmail.com>

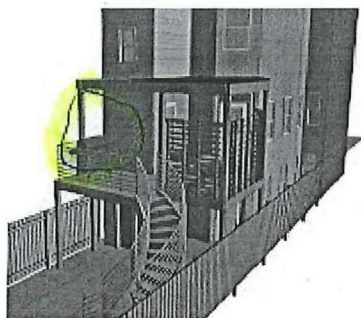
Fri, Jan 29, 2021 at 9:54 AM

To: P J <Patriciajohnsonsjunction@gmail.com>

I just sent the architects a requested update for the image on adding a privacy screen for your side. I will pass it along when they send it to me.

Thanks for that thought, I really do like the idea. Keep them coming =)

Jeremy



Added Privacy Screen.jpg  
426K



Jeremy Emmert &lt;jeremy.emmert16@gmail.com&gt;

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**Re: DCRA Neighbor Program**

1 message

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**Jeremy Emmert** <jeremy.emmert16@gmail.com>

Fri, Jan 29, 2021 at 9:34 AM

To: P &lt;patriciajohnsonsjunction@gmail.com&gt;

Good Morning Patricia:

1. You're right it runs along the fence line or actually slightly inside the fence line by a few inches.
2. Fixing Privacy Concerns. I have an easy fix for both the current privacy issue (me seeing down into your yard) and future privacy issue (your future deck staring at my deck).

I can have them install the same partial privacy screen on the area I share with you that I did on Robert and Jane's side. I am happy to have my contractor add that if you prefer it. Now that you have given me the thought I actually really like the idea. It would not only add privacy but I could grow a flowering vine up it so we both had something better to look at and more privacy. If you like this idea, I will have my contractor update drawings and send for review.

If after thinking about that you prefer it the way it is no big deal either.

Any other questions/ concerns or tweaks that would make this fit well for you as well?

Jeremy

On Thu, Jan 28, 2021 at 6:41 PM P &lt;patriciajohnsonsjunction@gmail.com&gt; wrote:

Jeremy,

It looks like the side of the deck just follows the fence line correct? It doesn't encroach on my side as far as I can tell.

So no issues there.

I can foresee that there could be issues with privacy on my side as I guess you could see into my kitchen window and also see someone coming and going from the basement apartment door to the laundry room door. But those are not major concerns.

At some point if I decide to remain in the house, I would like to add a deck onto my house in the back extending from the kitchen. The decks would then be on the same level, particularly if mine extended as far as yours.

Would that present a potential problem with privacy in the future? I know that is hypothetical at this point, but I thought it merited a little thought:-).

Patricia

On Thu, Jan 28, 2021, 9:26 AM Jeremy Emmert &lt;jeremy.emmert16@gmail.com&gt; wrote:

Thanks Patricia. I appreciate the quick response too. Hang on to the image. If after looking it over with fresh eyes any concerns or thoughts arise, just let me know. There is still time to address anything you may think of. I will emphasize again, no hard feelings if you have questions or concerns about something - don't be shy =).

Jeremy

On Wed, Jan 27, 2021 at 4:50 PM P &lt;patriciajohnsonsjunction@gmail.com&gt; wrote:

Dear Jeremy,

I have reviewed your deck plans. Based on what you have shown me I do not have any objections to the plans. Carry on!

I can be reached on this email or at 240-687-5582.

Warm regards,  
Patricia Johnson  
18 Quincy PI NW, Washington, DC 20001

On Wed, Jan 27, 2021, 11:55 AM Jeremy Emmert <jeremy.emmert16@gmail.com> wrote:

Hi Patricia,

The attached letter describes what I am trying to accomplish and how i have taken neighbors into consideration. Like I said no hard feelings either way =) I will pass any input you have to DCRA. Also, your input doesn't have to be formal, if you have any input then I think you can just email it to me with your preferred contact info for DCRA or whatever method you find easiest.

Thanks for considering this,

Jeremy

On Tue, Jan 26, 2021 at 7:02 PM P <patriciajohnsonsjunction@gmail.com> wrote:

Jeremy,

Happy New Year to you as well! First, please don't worry about the dishes. They are yours:-). I'm sure your deck extension will be fine. What do you mean we have part of the alley?

Patricia

On Tue, Jan 26, 2021, 4:05 PM Jeremy Emmert <jeremy.emmert16@gmail.com> wrote:

Hi Patricia,

Happy New Year. Still thinking about that Thanksgiving stuffing and giving back your dishes!! they are mixed in with mine now that is why i have been so negligent, i been meaning to confirm i have the right bowls. its three small glass bowls right? oh dear, i feel horrible that i mixed them in with mine.

on the heels of that apology now i have a request =) I am going to extend my deck. DCRA prefers I show what I want to do with both neighbors so you object, support or remain neutral as you see fit. Of course you can make comments too. No matter what you decide, no hard feelings either way. You're a great neighbor regardless of your thoughts on a project.

The contractor should be getting me the image I am supposed to show my neighbors in the next couple of days, I will email it when I get it. Just wanted to give you a heads up.

Thanks Patricia!

P.S. i did some more investigation and i think that alley behind our houses is actually partially already acquired by us. i dont know i will ever solve that saga