

Board of Zoning Adjustment
Office of Zoning
Government of the District of Columbia
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Burden of Proof Letter for 1829 L Street, NE Zoning Application
Square: 4474 Lot: 0117
DCRA BZA Case #: FY-17-60-Z

Date: 17 September 2017

Dear sir or madam:

We, Timothy Adler and G. Leila Mahnad Adler, owners and occupants of 1829 L Street, NE, hereby apply for a variance to enable us to keep our current parking structure as it stands on our property.

Background:

We have lived at our home since September of 2015, and it is the first home we have ever owned. We have loved the neighborhood and have very good friends among our neighbors. We constructed the enclosed structure 2 years ago due to safety concerns in our neighborhood and it has been an invaluable addition to our home. Late last year we began a process to put a small sunroom-type addition on the back of our house. This was a very costly process and one that was extremely time consuming. During that process, our parking structure was flagged by BZA as in violation of the 12 ft rule. Due to this issue, we decided to forgo the addition onto our house, even though we did have the permits in hand and have spent over \$3,000 dollars on that process. It is now our number one priority to address this issue and ask for a variance so that we may live without any concerns going forward. It is also important to us as we are starting a family and do not want to incur any other issues with the city government. We also would like to address this issue so that in the case that we do move in the years to come, that whomever is the new owner of this home will not have any issues or complications.

Details of the structure:

The structure is squarely on our property, creating no obstructions or concerns for neighbors or city utility workers or needs. As the structure stands, it is at least one foot behind other structures belonging to our neighbors (fences, gates, sheds, etc) and is well behind the city utility pole that sits right outside the back line of our property in the alley behind the 1800 block of L street, NE.

Neighborhood support:

After speaking with our immediate neighbors who we share the alley with, none of them voiced any concerns about our structure, and in fact, many were surprised to hear that the BZA had flagged it. The

structure creates a safe environment in the alley, as we have cameras set up on it that have clear views down both ways of the alley.

Re: Sec 5201.3 and Sec 901

The existing structure does not impede on any of the specifications listed in the aforementioned section. Specifically, the structure does not have any adverse effect on any of the adjoining or abutting properties, and in fact, substantially increases the security and privacy of both neighboring lots. Additionally, the light available to both neighbors is not affected whatsoever; the privacy of use and enjoyment of the neighboring properties is not compromised in any regard; the structure does not visually intrude on the character or scale of the other properties, and in fact, the structure itself adds an upscale quality to the neighboring lots. This structure, in fact, has only improved both neighboring lots as it strengthened the fence for both properties, as well as increased security due to the cameras we were able to install under the DC surveillance camera reimbursement program. Included in the additional documentation for our case is a petition with our immediate neighbors' signatures showing unwavering support for the structure as it stands and as it will remain.

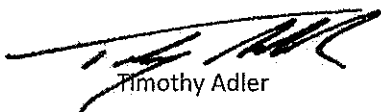
Finally, unlike the abundance of pop up and pop out construction on our block (including that of our immediate neighbor) which significantly alters both the light and viewpoints from our home, our construction is detached from the home and again, only increases the safety of both adjoining neighbors. As many on our block know, the apartment complex across our alley on 1800 is a source of much loitering, criminal activity, and litter, which is why the cameras on our structure and the barrier it creates is seen as an asset to our neighbors.

Going forward:

We have absolutely no interest in making any other changes to the entirety of our property now or in the future. As mentioned, our hope in this process is to be granted the variance so that we may enjoy our home and the safe environment it provides. We look forward to growing our family in this wonderful neighborhood we have made our home.

We look forward to the opportunity to meet and share any additional information you may need from us.

Sincerely,



Timothy Adler



Leila Mahnad Adler