

Board of Zoning Adjustment
Frederick L. Hill, Chairperson
441 4th St NW, Suite 200S
Washington, DC 20001

Re: Letter of Support for 2205 Flagler PI NW

Dear Chairperson Hill and Members of the Board,

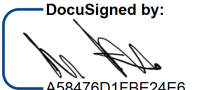
I own the property at 2207 Flagler PI NW, an abutting property to 2205 Flagler PI NW and have spoken with Jay Lurie about his plans to replace his deck in the rear of his home. I have reviewed his plans and understand the zoning relief request from the requirements for lot occupancy and rear yard measurements.

I am writing to offer my full support for this application. Jay has made himself available to answer my questions, and he is up-front with me on construction plans related to his property. The proposed deck is of reasonable size, and I do not believe it will cause any adverse impact to my property or neighboring properties. The deck is also compatible with the homes on Flagler PI NW, many of which have back decks facing the alley with limited visibility from W St NW. Several homes on the block have rear additions or decks that extend to an equal or greater lot occupancy than what Jay is proposing at 2205 Flagler PI NW.

Finally, I have reviewed the solar shading assessment that demonstrates that this construction will not have an effect on the solar production from the roof of either of our two properties.

Overall, the proposed project will serve as a great addition to the neighborhood. I therefore recommend the Board approve the zoning relief and allow the building process to move forward. Thank you for your consideration and service.

Sincerely,

Signature:  _____
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Date: 12/21/2021

Name (printed): Erin (Stevens) Larcher

Address: 2207 Flagler PI NW DC 20001