

Communications with
Jane and Robert Young
14 Quincy Place NW

January 27, 2021

Jane and Robert Young
14 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 you aware, 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 and ~20 inches closer to your property line. Currently we share about ~5 inches of the same property line, under this proposal we would share ~70 inches.

Light and Shading Considerations

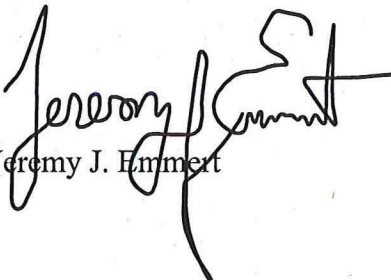
The new midrise apartment will result in both our yards being shaded by the building all winter and part of the spring and fall. In the summer, I have reduced any afternoon shade impact to your yard by not totally enclosing the privacy porch and using an open paneling screen that allows filtered afternoon summer light to pass through.

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.

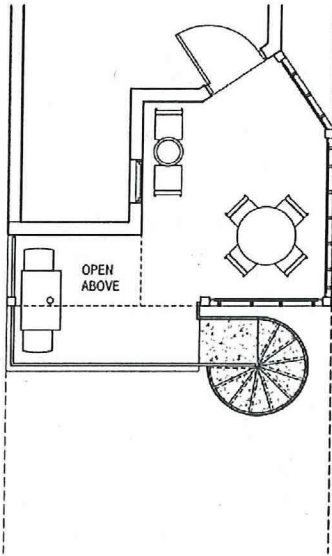
Thanks for considering this request.

Sincerely,

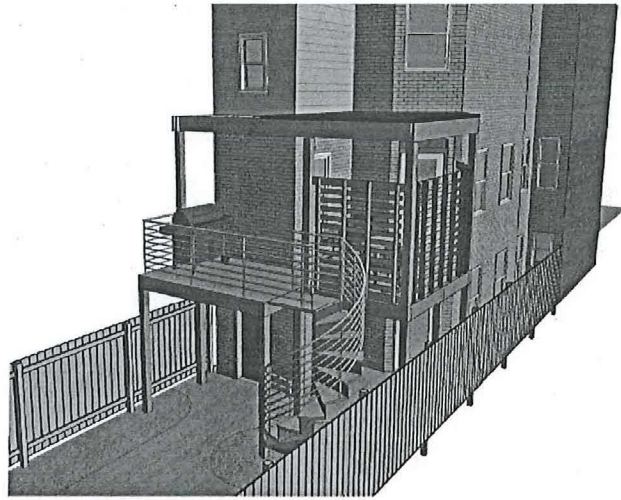


Jeremy J. Emmert

Ariel View of Project

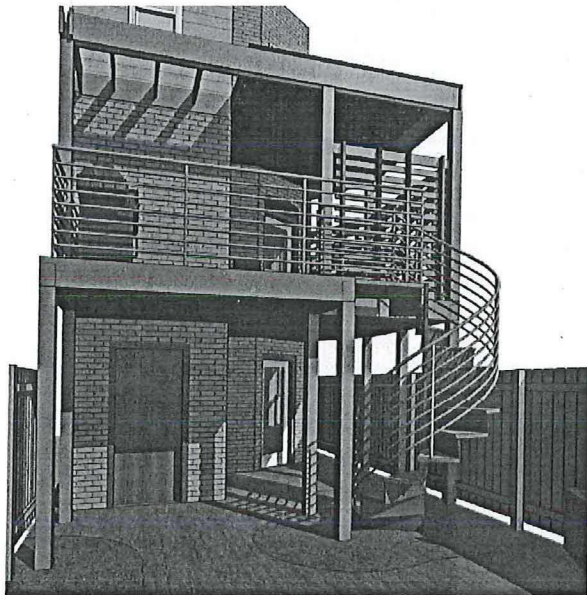


4B Floor Plan



4B 3D Aerial

Second View of Project



4B 3D Backyard



4B 3D Deck



Jeremy Emmert <jeremy.emmert16@gmail.com>


deck project

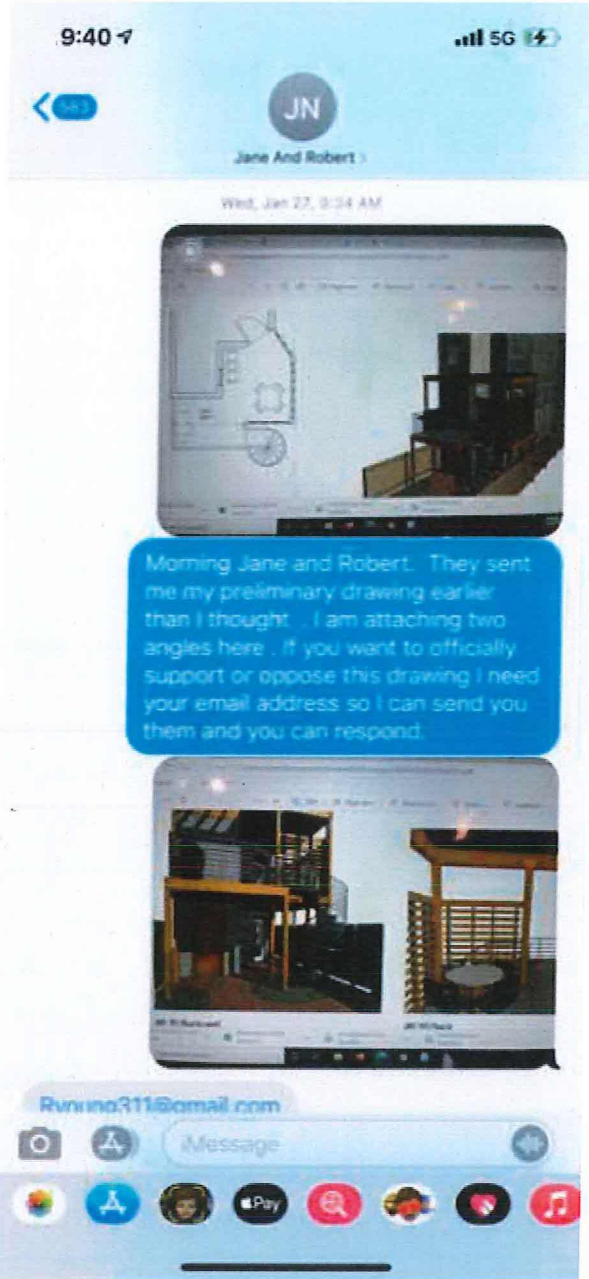
1 message

Jeremy Emmert <jeremy.emmert16@gmail.com>
To: ryoung311@gmail.com
Bcc: Jeremy Emmert <jeremy.emmert16@gmail.com>

Wed, Jan 27, 2021 at 11:56 AM

in case i forgot the attachment to the last email =)

 Neighbor Letter 14 Quincy Place NW.pdf
565K



← 1/27/2021
9:34 AM

THEIR
EMAIL



9:47 5G

< 583

JN

Jane And Robert

Ryoung311@gmail.com

Basically the two big. Changes from your vantage point is that my deck will stick out about 6 feet farther than it does now and I am trying to add a partial privacy screen because eventually they are going to put that giant high rise apartment behind our houses and people will be looking right at us.

Ok I will send shortly

Wed, Jan 27, 11:52 AM

Sent, thanks

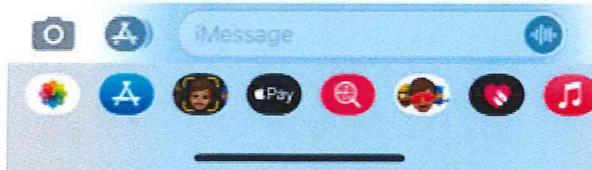
K

Yesterday 5:08 PM

Hi
Can you check if there is a package by the door? I hope they were able to put it in the mail slot?
Thanks
Jane

Sure will do when I get home

Thanks





Jeremy Emmert <jeremy.emmert16@gmail.com>

One Potential Design Change

1 message

Jeremy Emmert <jeremy.emmert16@gmail.com>

Fri, Jan 29, 2021 at 9:39 AM

To: Ryoung311@gmail.com

Morning Robert and Jane,

That partial privacy screen that I put on the shared wall with you. Patricia really likes it. I told her I would be willing to do that on her side as well.

Privacy is important, that is also why I went ahead and asked for it from the beginning on the side we share because we are already staring right at each other. It makes sense to add it on her side as well because she says she might want to extend her deck and that would benefit us both.

Just wanted to give you that update.

Thanks,

Jeremy