



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B**

February 20, 2014

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: Application to BZA (Tracking #18725) for construction of a rear deck at 1536 T St NW

Dear Chairman Jordan,

At its regular meeting on February 17, 2014, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 7 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (4-2-1):

WHEREAS the applicant proposes to build a deck on the second level in the rear of their property; and

WHEREAS the lot is currently beyond 60% lot occupancy and the application is to increase the lot occupancy even further, however the use of space will not change and the structure will remain a single family residence; and

WHEREAS the lot is unique for a number of reasons, including the alley to the east, the small size of the lot and an existing three-foot easement in the rear of the property that guarantees access to several neighbors to the west; and

WHEREAS a second story deck is proposed to provide rear access to the home from the kitchen, which is on the second floor of this single-family home; and

WHEREAS the plans show uninterrupted access for neighbors to their rear yards as required by law; and

WHEREAS there are concerns from immediate neighbors that the proposed deck will negatively impact light and air quality and privacy, however the applicant has committed to using materials and design methods that minimize those concerns.

Therefore BE IT RESOLVED that ANC 2B supports this project as presented at the ANC meeting. Support from ANC2B is contingent on plans and a project that protects and demarcates the easement in the rear of the property and includes assurances that a vehicle or other object parked in or placed on the property cannot impede the easement.

Commissioners Noah Smith (noah.smith@dupontcircleanc.net), Will Stephens (will.stephens@dupontcircleanc.net) and Leo Dwyer (leo.dwyer@dupontcircleanc.net) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "William F. Stephens". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Will Stephens
Chairman

cc: richard.nero@dc.gov

sara.bardin@dc.gov

