



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



October 29, 2007

Mr. Clifford Moy
Secretary of the Board of Zoning Adjustments
Office of Zoning
441 4th St. NW, Suite 210S
Washington DC 20001

Re: BZA Case 17683 (109 15th St. NE)

Dear Mr. Moy,

At a regularly scheduled and properly noticed meeting on October 11, 2007, our Commission voted unanimously (with 5 Commissioners required for a quorum) to support the above referenced application.

The applicants, Ms. Heidi Elliot and Ms. Caroline Vollmer, presented plans to our Commission for constructing a deck at the rear of the structure located at 109 15th St. NE. Constructing a deck on this property requires a special exception because the house is a non-conforming structure and the addition of proposed deck will cause the lot occupancy to exceed 60%.

Ms. Elliot and Ms Vollmer testified that:

1. The proposed deck will have the same footprint of a deck that was previously demolished.
2. The deck will be uncovered.
3. Several other comparable structures in the neighborhood have rear decks.
4. The property is a flat and Ms. Vollmer needs the deck as a means of egress from the rear of her home.
5. Both adjacent neighbors support their request for a special exception.

As the deck would neither adversely affect the air or light of the neighboring properties, is supported by both abutting neighbors, and is necessary for the safety of the upstairs occupant, the Commission was satisfied that this project meets the conditions for a special exception.

If you have any questions, please contact Dr. Terres (Drew) Ronneberg at ronneberg6a02@gmail.com or (202) 431-4305.

On Behalf of the Commission,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A