


20 V ST, NW

From: Joany Roni Smith (mailto:joany221@gmail.com) 
Subject: Re: 34 V Street NW Rear Deck
Date: January 20, 2015 at 1:49 PM
To: Christopher bulka (christopher.bulka@icloud.com)

Hi Christopher,

I do support your zoning request. Good luck.

On Jan 19, 2015 7:15 PM, "Christopher bulka" <christopher.bulka@icloud.com> wrote:

Hi Joan,

Happy New Year!

You may have notice the Board of Zoning Adjustment hearing notice on our front door, which publicly states that Andrew and I are seeking a special exception from the Board of Zoning Adjustment to build a deck off of our first floor that will extend 10 feet from the rear of the house, very much like 22 V St, NW and 38 V St, NW. We stopped by today a couple times to see if you would be willing to sign a petition in support of our request to the BZA, but we weren't able to catch you. I've attached the drawings here for you, and if you would be willing to support our request, I could either run the petition over to you to sign or you could reply to this email that you are in support of our request. We'll be seeking ANC approval tomorrow.

Please let me know if you have any questions and thank you so much for your consideration!

Christopher

PS. I'd still love to reimburse you for the car cleaning!

Christopher Bulka

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38 V St, NW

From: **Holger Floerkemeier** hfloerkemeier@hotmail.com
Subject: RE: 34 V Street, NW Deck Plans
Date: January 20, 2015 at 4:05 PM
To: **Christopher bulka** christopher.bulka@icloud.com
Cc: **Andrew Hebbeler** andrew.hebbeler@gmail.com, c.banuls@gmail.com

Hi Christopher,

Thank you very much for the plans and explanations. I gladly support your plans for the 10' rear deck. Hope the ANC meeting goes well tonight!

Best, Holger

From: christopher.bulka@icloud.com
Subject: 34 V Street, NW Deck Plans
Date: Tue, 20 Jan 2015 14:11:01 -0500
CC: andrew.hebbeler@gmail.com
To: hfloerkemeier@hotmail.com

Hi Holger and Cynthia,

Per your request, here are the plans for our rear deck. It is very much like the one you have, but since we have the sleeping porch addition in back, a 10 foot deck from the rear of the main floor will take us 7.7% over our lot occupancy maximum per the R4 zoning code of 60%, which is why we must seek a special exception from the Board of Zoning Adjustment (BZA). According to our architect, Jennifer Fowler, it is typical for the BZA to grant a special exception up to 70% lot occupancy for R4, and we currently have strong neighborhood support, so we would be honored to have your support, too. If you'd like to send an email in support of our deck plans, we can include it with our petition. Otherwise, we can chat with Cynthia tonight.

Please let us know if you have any questions and thanks so much!!!

Christopher

Christopher Bulka
REALTOR/Residential Specialist

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