

From: [Chris Capistran](#)
To: [Lia Niebauer](#)
Subject: [EXTERNAL]Comments on BAR #2021-00665 & 2021-00666 (210 Green Street)
Date: Tuesday, January 18, 2022 6:13:30 PM

You don't often get email from capistran@mac.com. [Learn why this is important](#)

Ms. Niebauer,

We are writing to express our concerns about the application to add a 16' x 12' deck to the back of 210 Green Street. As longtime residents of Yates Gardens, we feel that allowing decks of this size to be built is not consistent with the aesthetic of our block/neighborhood and will have a significant impact on our privacy and the privacy of other neighboring homes. The homes on our block were built with small balconies to allow 1-2 people with the back patio/yard reserved for larger gatherings. We have made a significant investment in our back yard to create a quiet space for our family and guests and we feel that a 192-square-foot deck perched 10' feet off the ground with a direct view into our yard removes all of our privacy. This is exacerbated by the fact that 210 Green Street already extends 4' out from both our house and 212 Green Street.

In reviewing the application, it appears that it has already received a recommendation from the staff, but we are asking the BAR to reconsider this application. We have expressed our concern to the McCormacks and they have indicated that they would be willing to make modifications to reduce the impact on our privacy. In lieu of an outright rejection, we would ask that the BAR consider the following modifications.

1. Reducing the depth of the deck from 12' to 8' to minimize the overall aesthetic impact.
2. Requiring privacy fencing/screening on the sides of the fence. We believe that the screening should have a minimum height of 6' and extend the full depth of the deck.

I have included a few pictures below to show the view from our back yard at 214 Green Street to illustrate the view from our property.



Picture of the current balcony at 210 Green Street.



As you can see from the current view from our balcony to 210 Green Street, the 6x6 posts already installed indicate the height of the future deck which will sit well above the current fence.



I would also like to include a picture of our yard to show the BAR the amount of time and effort we've put into what we'd hoped would be a sanctuary for us.



Please feel free to contact us with any questions. We are also planning to attend the Zoom meeting tomorrow evening.

Thank you for your consideration.

Chris & Courtney Capistran
214 Green Street

DISCLAIMER: This message was sent from outside the City of Alexandria email system.
DO NOT CLICK any links or download attachments unless the contents are from a trusted
source.