

9/11/2023

To whom it may concern,

We are applying for a permit to expand the size of the balcony on our duplex. We understand that this is considered a non-conforming use and would like to ask for approval from the Board of Zoning Appeals. The current size of the balcony is 4'x11', the new deck would be expanded to 10'x20'. The deck will be an open-air deck concept (not enclosed). By expanding the size of the deck, we believe this will benefit both units. Though we will not be modifying the lower unit, the larger deck will help to ensure drier entry and exit into the building when there is inclement weather. The expansion of the deck will not be objectionable to the neighbors by way of obstructing their view or encroaching on their property, but instead, will fit with the current standard of the neighborhood which includes outdoor lounge space for most residences. We ultimately believe that this will not only provide a more enjoyable outdoor experience for the occupants of both units, but it will also raise the curb appeal of the duplex and elevate the look of the neighborhood, as a whole. We appreciate your time and will eagerly await your decision.

Thank you,

Gregory and Jordann O'Leary