

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
BLAKENEY AND EMILIO VASQUEZ**

**1021 COOK DR. SE  
ANC 8E04**

**STATEMENT OF EXISTING AND INTENDED USE**

The existing property, 1021 Cook Drive SE (Square 5912, Lot 0055), is improved with a structure that is a single family, detached home within an R-3 zone. This letter is part of the application to request a special exception per 11 DCMR D 5201.1(b) from the rear yard setback requirements (Subtitle D, Chapter 306.2 ) to construct a rear deck addition to our existing principal dwelling unit.

The proposed deck addition, including requested relief from the rear yard setback restriction, does not alter the existing use of the property, and conforms to the intent of the residential zoning regulations. The existing condition of the rear yard is 25.0 feet, and the requirement is 20.0 feet. The proposed use is for a deck to use which is 12.5 feet on the rear of the house, leaving 7.5 feet which meets the burden requiring a special exception. The intended use is for a single family dwelling with a rear deck.