

SPECIAL EXCEPTION APPLICATION FOR

1208

1609 44TH STREET NW WASHINGTON DC 20007

IT IS THE DESIRE OF DEBORAH A DRUMMOND - SILARD TO EXPAND THE EXISTING DECK ON THE REAR OF HER RESIDENCE.

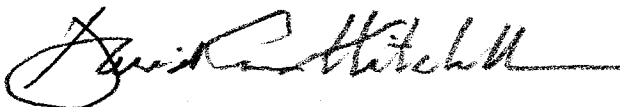
THE DC ZONING CODE CALLS FOR A TWENTY FOOT REAR YARD IN THE R-3 ZONE. THE EXISTING DECK RESULTS IN AN 18.8' REAR YARD. THE PROPOSED DECK EXTENDS AN ADDITIONAL 3', RESULTING IN A 15.8' REAR YARD.

THE PRESENT SEVEN FOOT DIMENSION HAS PROVEN TO BE DIFFICULT IN EVERY DAY USE. FURNITURE PLACEMENT AND CIRCULATION ARE TIGHT AND AWKWARD. THE REQUESTED THREE FEET WILL GREATLY HELP THE CURRENT CROWDED CONDITION.

THE REQUESTED RELIEF WILL NOT POSE ANY DETRIMENT TO THE PUBLIC GOOD IN THAT IT WILL PROVIDE NO ADDITIONAL TRAFFIC OR NOISE. THE SINGLE-FAMILY STATUS WILL REMAIN. THE INTENT, PURPOSE AND INTEGRITY OF THE ZONE AS EMBODIED IN THE ZONING REGULATIONS AND MAP WILL BE MAINTAINED.

A SPECIAL EXCEPTION IS HEREBY REQUESTED IN KEEPING WITH THE SUBMITTED DRAWINGS.

IT SHOULD NOTED THAT DECKS WITH A TEN FOOT EXTENSION CURRENTLY EXIST ON THE REAR OF NEAR-BY TOWNHOUSES FACING THE ALLEY.



DAVID CUMINS MITCHELL ARCHITECT

20 JAN 2013

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18530

EXHIBIT NO. 5

Board of Zoning Adjustment
District of Columbia
CASE NO.18530
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