



Pinecrest DEVELOPMENT, LLC

July 2, 2013

District of Columbia Office of Zoning
441 4th Street, NW, Ste. 200-S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
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Dear Sir or Madame:

Mr. Roccie Soscia is requesting a Special Exception for the construction of a deck at the rear of the existing single family residence (14' x 27'6"), extending along the Western side of the residence (17' x 4'4") providing a side yard set-back to the proposed deck of 3' on the Western side and 13' on the Eastern side. While a deck at a floor height of 4' would be permitted, the proposed deck has been designed to fit over the existing steps and walk while enabling that it meet with the level of the existing entry porch which brings the floor height of the proposed deck to 4' 9".

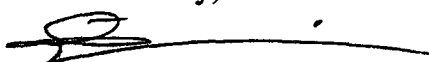
The site and existing structure on the site is a single family residence and will continue to be used as a single family residence. The proposed deck would go above the existing driveway and over existing steps and walkway from the driveway area to the side entry porch on the Western side of the residence. The intended use of the proposed deck at the single family residence located at 728 Whittier Street NW, Washington, DC 20012, in the community of Brightwood, is to provide a safe and usable outdoor living area with safe and secure access to the side entry.

The existing single family residence is constructed on a narrow lot (43') with the existing set-back of the structure on the Western side at 7' and the set-back of the existing steps and porch at 2' - 3'. The existing side-yard set-back on the Eastern side of the existing structure is 7'. The proposed deck does not go any closer to the Western side property line than the existing porch, steps and walkway. The existing steps and walkway will be covered, and blocked off from future use, by the proposed deck, which will connect with the existing side entry porch for access to and from the residence to the deck area. Existing steps at the rear from the existing driveway to the Eastern side of the residence will continue to be accessible.

Construction of the proposed deck will have no effect to existing trees or established plantings, nor would it have any effect on neighboring properties.

Granting of this Special Exception request will not adversely affect the character of the neighborhood.

Distinctively,


Spurgeon R. Eismeier, Jr.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18627
4

EXHIBIT

Board of Zoning Adjustment
District of Columbia