

Special Exception Application

Owners:

Dana and Walt Lukken
650 Massachusetts Avenue, NE
Washington, DC 20002-6575

Phone: 202-544-5362
Dana's cell: 202-329-1007

danalukken@verizon.net
wlukken@fia.org

Statement of Existing and Intended Use of Proposed Structure

At the present time, there is an existing open, wood deck across the rear of the home. This deck is similar to others at the rear of each house along the row. The open deck is commonly used for outdoor dining.

The owner proposes to replace this deck with an enclosed, three-season room (un-conditioned: no heating or air conditioning) of the same dimensions as the existing deck, which is approximately 8'2 x 19'3. The proposed new room includes a box bay window protruding beyond the existing deck eighteen inches; the bay window would be 5'6 wide to accommodate a window seat. This room would be used as a family gathering room during warmer weather.

A neighboring row house two doors to the right has a screened porch with sky lights, interior lighting, and ceiling fans. Our proposal is to construct a structure with a similar shed roof, sky lights, interior lighting, and fans, but with windows and a glass door instead of screening.

Like our neighbor's addition, our proposal includes an enclosed storage space beneath the new addition, as well as re-configured stairs to the existing lower patio. This space is intended for secure storage of bicycles, gardening tools, and the like.