

Supplemental Filing
Special Exception Application
1007 F Street NE- BZA#19064

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: **Jennifer Fowler**
Architect/Agent
1819 D Street SE
Washington, DC 20003

Date: August 24, 2015

Subject : **BZA Application for a deck at 1007 F Street NE, BZA #19064**

Dear Board of Zoning Adjustment,

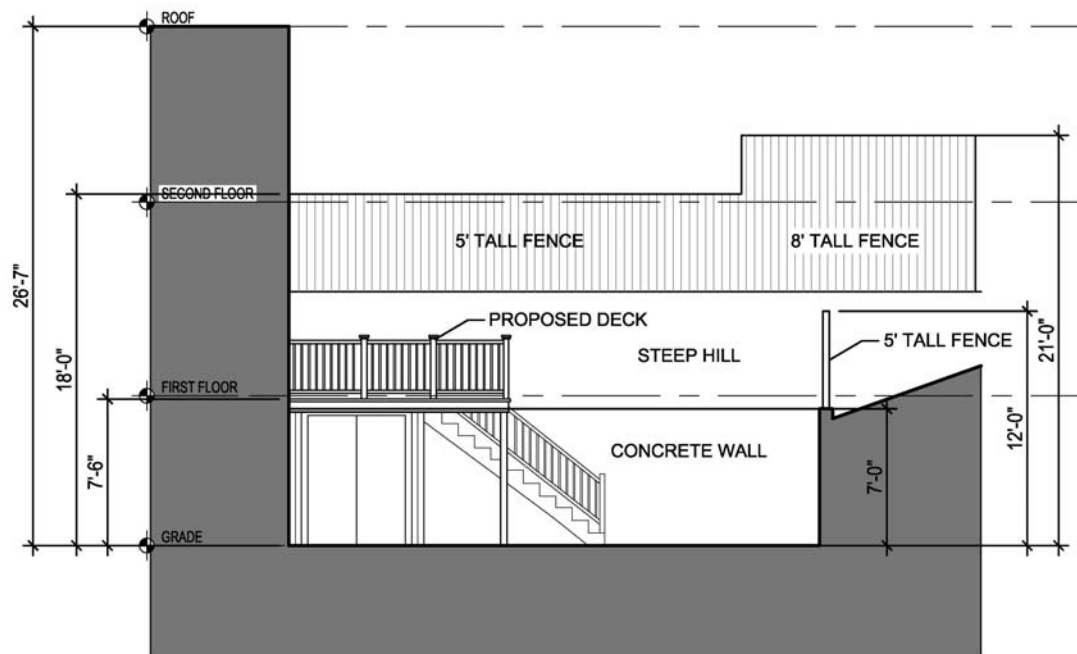
This letter serves to raise an additional argument that was not fully explained in the original burden of proof document.

The existing site is unique in that it is bounded to the south and east by a very tall retaining wall along with a steep change in grade. The retaining wall is approximately 7'-0" tall. Because of the grade change, as well as the existence of privacy fences on top of the wall, the height is as much as 12'-0" above the grade at 1007 F Street NE to the south, and as much as 21'-0" to the east.

This diagram demonstrates the change of grade from East to West:



This diagram demonstrates the change in grade from North to South:



The existing adjacent deck, retaining walls, hills, and fences surrounding the project site result in a canyon effect. The rear yard is towered over by its surroundings, cut off from light and air. The proposed deck allows the occupants to create an outdoor living space that is at the same level as the adjacent deck. The higher deck reduces the impact of the surrounding topographical features on the light and airflow.

We would like to request the Zoning Commission to grant the request. The deck does not unduly affect the light and air of neighbors, and the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations.

Thank you for your consideration.

Jennifer Fowler