647 Massachusetts Avenue, NE
Washington, DC 20002
April 3, 2001

Board of Zoning Adjustment
441 4th Street, NW
Suite 210
Washington, DC 20001

Dear Board Members:

Thank you for your consideration of my request for a zoning variance to build a rooftop deck on top of an existing addition to my property located at 647 Massachusetts Avenue, NE. As the enclosed photos indicate, a kitchen was added to my property about 40 years ago. Sometime after that, one of the second floor back windows was converted to a door to provide access to the roof of the addition. In its current state, however, the roof is not safe to use as a patio, given the slight pitch and the lack of handrails. Thus, I am now requesting permission to build a proper outdoor deck on the roof.

The enclosed architectural plans for the proposed deck were developed after careful review of design guidelines set forth by the Capital Hill Restoration Society and have been certified by a licensed engineer. In addition, the plans were reviewed by the City's Historical Review Board have received conceptual design approval. As you will see, the design is quite simple, covering only the actual roof area. In addition to being functional, the design will provide a finished look to the addition that I hope will enhance the overall appearance of my property and thus of the entire block.

Again, thank you for your consideration of my request. If you have any questions or need additional information, I can be reached on (202) 874-0316 during the day and (202) 548-0494 in the evening.

Sincerely,

Barry Johnson

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Board of Zoning Adjustment
District of Columbia
CASE NO.16731
EXHIBIT NO.9

BZA
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Exhibit No. 9