WILLIAM G. MIDDLETON Co, AIA
ARCHITECTS

1715 Pine Street
Philadelphia PA 19103
215 680 2494

November 12, 2003

To whom it may concern,

The owner proposes to construct a deck, 9ft x 18ft, on the rear of 1742 S Street, NW, which is zoned R5B. The additionof the deck will require a special exception, section 3104.1 subsection 223.3, of Title II DCMR zoning regulations. Section 223.3 allows for an increase in lot occupancy from 60% to 70% in the R5B zone. The proposed deck addition will fall within the 70% lot occupancy and will be consistent with the intent and purpose of the zoning regulations.

The addition shall not have a substantiary adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected;

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

(c) The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage; and

(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Your approval is requested for the above special exception.

William G. Middleton, AIA

BZA
Case No. 17119
Exhibit No. 6

Board of Zoning Adjustment
District of Columbia
CASE NO. 17119
EXHIBIT NO. 6