

1226 North Carolina Ave NE
Washington, D.C. 20002

Edward Griffin
202.361.5246

November 10, 2017

Board of Zoning Adjustment

VIA EFILE

Re: Enclosure of deck area on existing 3 story Family Dwelling
Location: 1226 North Carolina Ave NE
Square: 1012 Lot: 0122
Zone: RF-1
DCRA Building Permit: B1612441
DCRA ZA Case: FY-17-39-Z

Dear Board of Zoning Adjustment,

We are requesting that our application for a variance be converted to a request for a special exception. We have modified our original proposal to only enclose a portion of the deck and keep the third floor under the 70% threshold.

We should be granted a special exception under Section 900, because the purpose is in harmony with the general intent of the zoning regulations, will not adversely affect any neighboring property and meets the other special conditions.

Enclosing the deck is in harmony with the general intent of the zoning regulations. The enclosing of the deck area will not increase our actual living space. It will merely make use of a living space that the property already has. We currently enjoy having meals on the deck. Therefore, enclosing the deck will not increase our actual foot print, but will allow us to make better use of the living space that we already have for our growing family. Moreover, the enclosing of the deck will harmonize our property with many of our neighbors' houses, since they have similar configurations.

Enclosing the deck will not adversely affect any neighboring property. The enclosing of the deck will not adversely impact our neighbors. It will not block access to light, air, or view. The deck faces the alley way behind our home, which is not fully drivable by

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District of Columbia
CASE NO.19593
EXHIBIT NO.42

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automobile. The enclosure will not block access to or use of the alley way, since it is three floors up and set back from the alley way by several feet.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Edward Griffin', written over a horizontal dotted line.

Edward Griffin