



02 May 2018

**RE: 2131 N Street, NW  
Washington, DC 20037**

Special Exception Documentation as per DC Board of Zoning Adjustment  
of the District of Columbia

**INSTRUCTION 5E:**

Applicant's Burden of Proof for Special Exception Applications

The owner of 2131 N Street, NW (DC Square 0069, Lot 0181) would like to modify the existing side deck.

The existing deck is approximately 4" above 4'-0" 'Above Grade' standard and thus counts towards lot coverage. This has caused a lot coverage of 71.9%, which exceeds the maximum lot coverage of section 604.1 for the (DC/RA-8) residence zone (Chapter 6). The proposed modification is to lower a portion of the side deck to below the 4' above grade maximum standard. The lowered portion of the deck will no longer count towards lot coverage, which will bring the lot coverage down to 69.8%

Q1) The special exception would not cause substantial detriment to the public good and would not substantially impair the intent, purpose, and integrity of the zone plan as embodied in the zoning regulation and map.

A1) The variance that is being requested is two-part. First, the home owner is requesting that the original deck be acknowledged and allowed to be renovated. Modifying the existing deck will not reduce light or air to the neighbor's property. The new deck floor plan is the same width, length, and design as what is existing, but a portion of the side deck will be lowered several inches.

Please see submitted images.  
Please contact us if there are any questions.

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