



08 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

INSRUCTION 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 in accordance with Subtitle E 5201.3.

The special exception that is being requested is two-part. First, the homeowner is requesting that the original deck be acknowledged. Second, the homeowner is requesting that the deck be allowed to be modified. Modifying the existing deck will be in harmony with the neighborhood and will be in accordance with Subtitle E 5201.3. The proposed deck floor plan is the same width, length, and design as what is present. We are only requesting to be allowed to lower a portion of the side deck by several inches.

The existing deck is approximately 4" above the 4'-0" 'Above Grade' standard and thus counts towards lot coverage. This has caused a current 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, and thus will bring the lot coverage down to 69.8%. The existing deck is fully enclosed by a screen of wooden slats and metal framework. The screen will remain exactly as it is now. The proposed modification will be behind this screen and will only be visible from inside the screen enclosure (i.e. while standing on the deck). It will not be visible or in any way noticeable from the exterior.

Granting the special exception will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

The light and air available to neighboring properties will not be affected. The lowered portion of the deck will not be visible or in any way noticeable from the exterior. Please see provided plans, elevations, and photos.

The privacy of use and enjoyment of neighboring properties will not be compromised. The lowered portion of the deck will not be visible from the exterior. Please see provided plans, elevations, and photos.

The lowered deck, together with the original building, as viewed from the street, alley, and other public way, will not substantially visually intrude upon the character, scale, and pattern of houses along the subject frontage. The exterior view will not change from what is currently present. Please see provided plans, elevations, and photos.

A letter was mailed to the applicable ANC (RA-8), c/o Mike Silverstein on 2 May 2018 via USPS. Please see submitted documentation. A digital copy was emailed to Mr. Silverstein on 4 May 2018. Although we have not as yet received a response we are expecting the ANC to be in favor of granting the special exception.

Please see submitted images.

Please contact us if there are any questions.

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