

**BEFORE THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF  
BLAKENEY AND EMILIO VASQUEZ**

**1021 COOK DR. SE  
ANC 8E**

**STATEMENT OF EXISTING AND INTENDED USE**

The property, 1021 Cook Drive SE (Square 5912, Lot 0055), is improved with a structure that is a single family, detached home within an R-3 zone. This letter is part of the application to request a special exception per DCMR 5201.1(b) from the rear yard setback requirements (Subtitle X, Chapter 901.2 ) to construct a rear deck addition to our existing principal dwelling unit.

The proposed deck addition, including requested relief from the rear yard setback restriction, does not alter the existing use of the property, and conforms to the intent of the residential zoning regulations. The existing condition of the rear yard is 25.0 feet, and the requirement is 20.0 feet. The proposed use is for a deck to use which is 12.5 feet on the rear of the house, leaving 7.5 feet which meets the burden requiring a special exception.

The Board of Zoning Adjustment may approve as a special exception in R zones relief from the following development standards of this subtitle, subject to the referenced section and the general special exception criteria at Subtitle X, Chapter 901.2. Allowing construction of the rear deck with not adversely affect the use of the neighboring properties.