

Statement of existing and intended use

The lot is developed with a two-story plus basement two-family flat attached row dwelling. The property abuts the alley on the west side. The house was constructed in 1909 prior to the current zoning regulations. The applicants purchased the property in 2010. The house does not have a side yard along the alley. The approximately 200 sq ft of landscaped front yard is considered public space. The property is on a grade slanting away from 3rd St. The first floor main street entrance exits about 12 ft above ground in the rear. There is currently a 6 x 8 ft rear deck and stairs off the first floor rear exit, the deck existed when the property was purchased in 2010. The age of the current rear deck is unknown and is showing signs of age and wear. The basement has an above-ground rear exit at ground level. There is a one car parking pad in the rear yard.

The special exception is sought to allow for (1) replacement of the existing uncovered 6 x 8 ft rear deck that is level with the first floor rear exit, and (2) the addition of a new uncovered 12 x 15 ft lower deck that will be 8 ft above ground and 4 ft below the first floor joists. The property will continue to be used as a two-family flat.

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District of Columbia

CASE NO. 18654

EXHIBIT NO. 6