

**D. Detailed statement of existing and intended use of the structure:**

The existing lot structure is a single family dwelling attached row home without any rear recreation space. The intended use of the proposed structure will maintain a single family attached row home with the addition of useable outdoor recreational space provided by an elevated rear deck.

The property front entrance is located on Parkwood Place NW facing south with the current and proposed structure located in the rear or north side of the property adjacent to an alley way. The existing space is a basement level or garage access and parking area. The alley level is lower than the Parkwood Place level entry to the house by one story (see attached photos A-S) A previously existing elevated deck (identical to the immediate neighbors at 1429) was torn down when the property was renovated prior to last sale to the current owner and not rebuilt. Elevated double doors on the rear 1<sup>st</sup> floor remain with a 'Juliet balcony' from this renovation. The original posts from the previous deck also remain in place and cut off at the top. Currently the rear area is utilized for an AC compressor, trash receptacles and 1 parking space which as proposed would remain in place without change. The surface area in the rear is covered with a 2 level concrete slab with wood fencing on both sides east and west and a partial fence to the north. The existing fencing provides some mutual privacy relief for both adjacent neighbors

In order to maintain the existing parking space requirement and add useable space to the rear of the lot and add useable space to the lot area, a variance is requested to erect an elevated deck over 8'. Traffic and noise levels on Parkwood Place including the close and closed proximity of neighbors on both sides of the street make the front of the house less viable for outdoor recreation. The street is busy with foot and moderate vehicle traffic with high density apartment blocks on Ogden and Center Street and a busy supermarket on the corner of 14<sup>th</sup> Street and Parkwood Place. While not applicable to the zoning regulations some concern and desire for a more personal recreation space is desirable given the well documented drug and violence concerns prevalent on Parkwood Place as well.

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District of Columbia  
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EXHIBIT NO. 4

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