

**Detailed Statements for
Application for Variance for Proposed Rear Yard Decks & Stairs
at 700 Kennedy Street NW**

Square 3152, Lots 0059/0060 (these lots are currently being unified)

Detailed Statement of Existing & Intended use of Structure:

The existing use of the 2-story buildings adjacent to the proposed rear yard decks & stairs presently are commercial on the ground level, single-family residential on the 2nd level. There is currently no outdoor space for the residential units other than sharing space with the commercial tenants at ground level. The proposed decks are intended to keep a distinct separation between residential and commercial uses. The deck stairs serve as a second means of egress for each residential unit.

Detailed Statement explaining how this application meets the specific tests identified in the Zoning regulations for variance (area):

- 1.) The Physical Characteristics of the Property,
 - a.) Makes it difficult for the owner to use the property in compliance with the Zoning regulations (area variance)-
Besides the hardship of mixing residential & commercial uses stated above, the extreme height existing from the ground level to the level of the residential units (15'-4") creates an additional hardship of a significant disconnect between levels if the decks were not to exist.
- 2.) Granting the application will not be of substantial detriment to the public good-
The proposed decks have little impact on the site and no impact on the adjacent neighbor or the neighborhood and, therefore, would not be detrimental to the public good.
- 3.) Granting the application will not be inconsistent with the general intent and purpose of the Zoning regulations & map-
We believe the proposed decks & stairs are not inconsistent with the general intent & purpose of the Zoning regulations because with mixed-use buildings there is some leeway in the interpretation to accommodate for the health and well-being of residential tenants in regards to access to usable outdoor space on an ample site such as this. We believe asking for only a 7.6% overage of the allowable 60% coverage is a reasonable request in this regard.

