

D. A detailed statement of existing and intended use of the structure.

2761 Woodley Place NW is a private, single family residence. The proposed structure is an elevated rear deck off of the back of the home, above our private parking area. The deck would be used by our family, so that we can enjoy the wonderful DC weather sitting outside of our home.

E. A detailed statement explaining how this application meets the specific tests identified in the Zoning Regulations for variance.

1. The physical characteristics of the property make it difficult for us, the owner, to use the property in compliance with the Zoning Regulations (area variance). The property's size, as well as the distance from the back edge of the deck to the end of the property, would make it difficult to comply with the Zoning Regulations' required distance between the back edge of the proposed deck and the end of the property, which abuts an alley. **Need to know the zoning requirement and how far off we will be from that requirement**
2. Granting the application will not be of substantial detriment to the public good. We got the idea to add an elevated rear deck to our home, because elevated rear decks are very popular and common on our block. Out of 39 homes on our block, 30 already have elevated rear decks. Both homes on either side of our property have preexisting elevated rear decks in place. Our proposed deck is no larger than the decks of our two neighbors.
3. Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map, in that 77% of the homes on our block already have elevated rear decks. The strict application of the Zoning Regulations with regards to our proposed deck would create an undue hardship for our family, in that currently we are one of the 23% of families on our block that cannot enjoy an elevated rear deck. The allowance of a variance in the Zoning Regulations would relieve our family of this hardship. Our proposed deck will not impose a substantial detriment to the public good, because our proposed deck is the same size as (or smaller) than the existing decks on our block.