

Current and Proposed Use Statement

Existing use of the structure

1. The subject property is a corner lot located at Hamlin Street and King Place, N.E. in an R-1-B District; it has two addresses – 2040 Hamlin Street and 2901 King Place N.E. The structure is currently being used as a single family dwelling by the applicants and their two young children.
2. The property sits on a lot of more than 9,000 square feet and has living space of 2,200 square feet without factoring in the gross area of the accessory apartment. The accessory apartment sits below the existing structure and includes the basement and adjoined garage. The basement has an area of 546 square feet while the attached garage has an area of 360 square feet giving the accessory apartment a total gross area of 906 square feet and the combined gross area of the property 3,106 square feet.
3. As noted above, and shown below in Figure 1, the garage is adjoined to the basement under the existing structure. The entrance to the accessory apartment faces, and is set-back, approximately 70 feet from the Hamlin street side of the lot. A 70 foot driveway runs the same length of the set-back and ends at the entrance of the accessory apartment. The driveway provides off-street parking for approximately three vehicles. There is another driveway to the front of the property which provides off-street parking for up to two vehicles.
4. Fig.1 also shows that the Hamlin street side of the property is significantly sloped leaving the entrance to the accessory apartment at grade, providing the apartment with significant lighting and ventilation.

Fig.1 2040 Hamlin Street Side Showing Entrance to Accessory Apartment

