STATEMENT OF EXISTING AND INTENDED USE

The subject property, Lot 85 in Square 197, is split-zoned SP-2 and C-4 and is currently utilized as office space and will remain in the same use. The portion of the building in the SP-2 Zone was built prior to 1958, and the portion is non-conforming as to FAR. The property contains a single building for zoning purposes, with premises addresses of 1155 16th Street, NW, and 1550 M Street, NW.

The applicant requests permission to construct a single story enclosure of its patio in its rear yard space along. The rear yard space provided for the building is located to the south of 1155 16th Street, NW. The patio enclosure will measure approximately 1,260 square feet in area and 14 feet in height.

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Board of Zoning Adjustment
District of Columbia
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EXHIBIT NO.4