IV

STATEMENT OF USE

The home at 1018 Constitution Avenue, NE is a single family dwelling. The home is approximately 114 years old, but the deed says it was built in 1900 because the original records were destroyed in a fire at the deeds office. Mr. Philip Sedlak purchased the home in 1988 for $236.500[1]. In 1995, Philip Sedlak and Kathleen Peoples were married. The house at 1018 Constitution is the primary dwelling of Mr. Sedlak and Ms. Peoples.

Plans were made in 2000-2001 to renovate the many failing systems of the house. Substandard wiring, plumbing, and brickwork were brought up to modern sanitary and safety codes. The kitchen and bathrooms were renovated; air conditioning, new heating units, and insulation were installed. The addition was planned to increase living space; a new bedroom was added, allowing the former master bedroom to function as a guest room if necessary (Ms. Peoples has elderly parents) or for joint office space.

Again, this is our primary dwelling; we did not renovate the home for sale or speculation. We made a substantial investment of savings and retirement funds to purchase the addition.

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[1] The neighborhood at that time was significantly less developed, and did not enjoy the same property values as those that currently obtain in Capital Hill.

BZA
Case No. 17007
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
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