Form 120 – Exhibit 1

4. C. As shown in Photo 1, the space in question is currently used for parking. The proposed deck will cover the parking spaces providing cover for the cars and improving the appearance of the property. By covering the current parking spaces, the proposed deck will increase the amount of 'green space' on the property and enhance the entire neighborhood.

Photo 2 shows the neighboring property at 2114 O Street, NW where a similar structure to the proposed one covers two parking spaces and provides a usable deck on top of the parking.

Photos 3 and 4 show different views of the neighbors' deck and parking area. These pictures illustrate how the proposed deck will not change the current use of the space and improve the property. Also, these photos, along with Photo 2, document the precedence set by the structure at 2114 O Street, NW.

4. D. 1. a. Because the parking spaces are adjacent to the alley and location of the existing apartment building, it is impossible to set the proposed structure back from the alley.

4. D. 1. b. Moving the proposed location of the deck would be extremely expensive if not physically impossible and would greatly detract from the appearance of the property.

4. D. 2. The space in question will continue to be used for parking. The proposed deck will not only not be detrimental to the public good, it will improve the appearance of the space, contain the noise of the cars as they are started and as doors are closed, will not add to traffic and not affect the light in the area.

4. D. 3. The area in question is currently used for parking. The use will not change, but with the approval of the proposed deck, the appearance will improve, the neighborhood will be more quiet and the 'green space' in the area will increase.

BZA
Case No. 17090
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
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