Statement of Intended Use for Proposed Addition

The row house at 1302 Allison Street, NE is currently occupied by owners Cecilia and Lorenz Wheatley. The owners seek to build an addition to the back of the house. The addition would be built at the basement, first, and second floor levels and extend back from the current structure into the yard, a maximum of 20 feet.

The addition would provide expanded living and work space on all levels. A guest room, enlarged bathroom and expanded space for a home-based business are planned for the basement level. The first floor will accommodate an enlarged kitchen, a bathroom, a laundry room, and an expanded family room leading to an outside deck. The third level will house an additional bathroom, two enlarged bedrooms, and additional built-in closets.

The owners plan to build the levels of the addition in tiers, so that the basement level extends farthest out – about seventeen feet (17'), the first level extends about ten feet (10'), and the third level extends about five feet (5'). This design would provide neighbors in adjoining houses with a clearer view of the surrounding backyard areas than would a non-tiered addition. The garage in the backyard will be razed and replaced with a carport, which should also maximize visibility. The owners plan to provide attractive landscaping in the remaining backyard space; possibly a sunken patio.

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