July 8, 2004

Re: Statements as required by the BZA for Deck/ Shed project for Laurie Cappa
1817 Riggs Place NW, Washington, DC 20009

As requested, the following is a detailed statement of existing and intended use of such building or part of building.

- **The existing use of the existing building as defined by the most current C of O is a rooming house – less than 5 roomers. The use does not need to change with the addition of the proposed shed/deck.**

And, as requested, the following is a detailed statement explaining how the application meets the specific tests identified in the Zoning Regulations for area variance:

- **This project would replace an existing wood deck with another deck built above a new storage shed. This will provide the Owner with some storage space in addition to some outdoor recreation space. The new structure is all within the property and it is located off the alley in the Owner's back yard.**

- **The existing house and deck already exceed the maximum allowable lot coverage (the house alone is 58%). The allowable lot coverage needs to be 73.86% to accommodate the house and the new shed/deck (after the old deck is removed).**

- **The deck/shed would not be detrimental to the public good and it is not inconsistent with the general intent and purpose of the zoning regulations and map.**

BZA
Case No. 17254
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17254
EXHIBIT NO. 3