## STATEMENT OF EXISTING AND INTENDED USES

The Subject Property, 1229 E Street, S.E. (Square 1019, Lot 816) is improved with a small vacant one-story residential structure. The building is in deteriorated condition and must be significantly renovated to render it habitable for residential purposes. The property is located in the Capitol Hill Historic District and the house contributes to the character of the historic area.

The Applicant proposes to rehabilitate the existing structure, construct an addition at the rear, and use the renovated structure with addition as a two-unit dwelling (flat). The Applicant requests special exception relief under section 223 of the Zoning Regulations to deviate from the court and side yard requirements for an addition to a non-conforming structure pursuant to sections 405.3, 406.1 and 2001.3(a) of the Zoning Regulations.

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