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STATEMENT OF EXISTING AND INTENDED USE

DATE: 04. 20 .05

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D.C. OFFICE OF ZONING
2005 APR 22 AM 9:34

TO: **Board of Zoning Adjustment**
of the District of Columbia
c/o Office of Zoning
441 4th Street, N.W.
Suite 210-S, Washington, DC 20001

REGARDING: **Special Exception Application for Proposed Deck Addition at Property of Elizabeth Prestridge**

SUBJECT PROPERTY: 5469 31st Street, N.W. Washington, DC 20015
Lot 6, Square 2295

STATEMENT:

GENERAL

The proposed deck was submitted along with a one-story addition as permit application 1576-C. The Zoning reviewer remarked: "Proposed deck doesn't have setback of side yard. If this proposal height less than 4' from grade - setback will be 50% of required side yard setback 8'. Please modify this proposal, otherwise, please get relief from BZA."

In an effort to expedite the permit for the one-story addition, we have submitted the modifications requested while pursuing this Special Exception.

EXISTING & INTENDED USE OF PROPERTY/BUILDING

The subject property's existing and intended use is as a single-family residence inhabited by Elizabeth Prestridge and her aging mother.

INTENDED USE OF PART OF BUILDING (PROPOSED DECK ADDITION)

The intended use of the Proposed Deck Addition is for single family use. It shall function to aid in circulation from the Kitchen to the yard, as well as to allow for adequate space for outdoor eating, outdoor living and gardening adjacent to and on a level with the main rooms of the residence. This is important given mobility issues of the owner's mother.

BZA
Case No. 17348
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17348
EXHIBIT NO. 4

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