2815 Ordway Street, NW
Washington, DC 20008
Zone R-2, Square 2068, Lot 72

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Detailed Statement of Existing and Intended use of Building

Existing Use

2815 Ordway Street, NW is currently and will remain a single-family residential property. The two structures on the property are a semi-detached house and a detached garage, located 20 feet behind the house. We have a grassy front lawn that runs along the public sidewalk on Ordway Street. Our rear yard is currently paved, as it is contiguous to a public alley, with no separation barrier.

The front entrance of our home is at street level. Due to the grade, the rear entrance to our home is 5 feet above ground level. There is currently a short staircase leading to a landing at the back door.

Intended Use

We intend to maintain 2815 Ordway Street, NW as a single-family residential property. We hope to add a 300 square foot deck in the back yard.

Size: We propose to construct a 300 square foot deck. The deck will be built 2 feet above the rear entrance to our home, 7 feet above ground level.

Location: The deck will be situated behind the house, between the house and the garage. It will be attached to the house at the point of entrance and will not be attached to the garage. The structure will be set back from both side property lines.

Materials: The proposed deck will be constructed with pressure treated southern pine.

Additional Considerations

Our home is bordered on two sides by commercial properties. The public allies, which create our side and rear property lines, separate Zone R-2 (residential) from Zone CP/CP-2-A (commercial), thus our home looks onto the rear entrances of restaurants and shops.

Each commercial unit has an industrial sized air conditioning unit as well as trash and recycling bins that run along the alley way. The common dumpster for these establishments is located behind our home; restaurant and shop employees must carry trash bags past our home several times a day.

We propose to elevate our deck above street level in order to create some physical and psychological distance between the deck and the alley traffic, noises and views.

BZA
Case No. 17394
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17394
EXHIBIT NO. 3