

**DETAILED STATEMENT OF EXISTING AND INTENDED USE**

DATE: 17 May 2017

**TO: Board of Zoning Adjustment of the District of Columbia**

c/o Office of Zoning  
441 4th Street, N.W.  
Suite 200-S, Washington, DC 20001

**REGARDING: Application for Special Exception – Addition and First Floor Rear Deck**

LOCATION: 600 H St. SW  
SQUARE, LOT: Lot 0067, Square 0468 Property  
ZONE: R-3  
DCRA BUILDING PERMIT: #B1712780  
DCRA BZA CASE: FY-19-94-Z

**STATEMENT:**

**GENERAL**

Peter and Stephanie Eicher, homeowners, request a Special Exception pursuant to Subtitle E, Section 5201.1 to permit a 5.5 foot by 20.5 foot addition to the rear of our three-story, single family row house, and to move the existing rear deck 5.5 feet further towards the rear of the property, to allow for the 5.5 foot addition to the row house. The purpose of the addition is to enable the installation of an interior three-story elevator that would allow owners to age in place.

As a result of the proposed addition, the rear deck at the main level of their existing single family row house will vary from Subtitle E, Section 304.1 (Lot Occupancy) by 9.9% (158.1 square feet), and Section 306.2 (Rear Yards) by 7 feet, and will additionally vary from Section 308.3 (Pervious Surface) by 13.5%.

**EXISTING USE OF PROPERTY/BUILDING**

The subject property's existing use is as an owner-occupied single family dwelling.

**INTENDED USE OF PROPERTY/BUILDING**

The intended use of the subject property is as an owner-occupied single family dwelling.