



**CAPITOL
IMPROVEMENTS LLC**

12606 Hillmeade Station Drive, Bowie, MD 20720

Phone (301) 769-6909

STATEMENT OF EXISTING AND INTENDED USES

Property Address: 1130 4th Street N.E., Washington, DC 20002

Square/Lot: 0773 - 0072

Zoning District: RF-1

Applicant: Daniela Serrano Pavon

Agent: Capitol Improvements LLC | Florencia Jewell

Existing Use:

The property located at 1130 4th Street N.E., Washington, DC 20002 is currently a single-family residential dwelling. The existing home is occupied as a primary residence and conforms to the permitted residential use defined under the District of Columbia Zoning Regulations.

The current lot occupancy is 84%, exceeding the allowed occupancy limit set forth by the existing zoning district. Besides, taking in consideration that the property doesn't have 20ft. of rear yard as stated in Subtitle E § 207.1, it only has 10ft.

Intended Use:

The Applicant intends to continue the property's use as a single-family residential dwelling. The proposed scope of work includes:

- Constructing an elevated deck that provides outdoor living space with an integrated carport below. We will build an 14.5'x10' deck, including a set of 3.5' W stairs that are coming down from a back door to the alley.
- This will increase the lot occupancy to 84% and that's why I am applying for an Area Variance from Subtitle E § 210.1 to Subtitle X § 1001.2 and a Special Exception from Subtitle E § 207.1 to a Subtitle E § 5201 (b) and Subtitle X § 901.2.
- The project will continue to serve the primary residential use and will not introduce commercial or multi-family activities.

Compliance Statement

The intended use remains fully consistent with permitted residential uses within the RF-1. The proposed improvement is intended solely for the residential enjoyment of the homeowner and family, enhancing comfort, safety, and functionality of the property. The integration of deck/carport will help alleviate parking burden in the property.

The proposal aligns harmoniously with neighborhood character, with no adverse impact on surrounding properties or zoning objectives.

Compliance Statement:

The proposed use:

- **Will be in harmony** with the general purpose and intent of the Zoning Regulations and Map.
- **Will not adversely affect** neighboring properties regarding light, air, noise, or traffic.
- **Will comply** with all building, fire, accessibility, and zoning requirements of the District of Columbia.

Sincerely,

Florencia Jewell | Capitol Improvements LLC

240.714.0396

09.12.2025