

Statement of Existing and Intended Use

Applicant: Willis Capital Group LLC

Representative: Sahnur Bostan, Axis Architects

Property Address: 616 and 618 55th Street NE, Washington, D.C.

Existing Use:

The subject properties at **616 and 618 55th Street NE** are currently **vacant lots**. There are **no existing structures** on either lot, and the land has not been improved or developed in recent years. The lots are located on a residential block developed with one- and two-family homes and are situated between two existing residential structures.

Intended Use:

The Applicant proposes to construct two (2) semi-detached principal dwellings with two (2) accessory apartments.

The intended use is **residential**, consistent with the zoning designation and the character of the neighborhood. The units are intended to serve as **long-term rental housing**, with layouts suitable for small families or working professionals. The homes will be designed with modern finishes, functional living space, and energy-efficient systems to provide high-quality housing to the community.

No commercial use is proposed. The use is **by-right**, and the Applicant is requesting only modest **dimensional relief** (side yard setback and lot coverage) to accommodate efficient and livable design on standard-width infill lots.

Respectfully submitted,

Jason Willis

Date: 10/28/2025