

## **Statement of Intended Use**

**Property Address:** 903 R Street NW, Unit 2

**Square/Lot:** 0363 / 2010

The property located at 903 R Street NW, Unit 2, is currently a single residential unit within a two-unit flat, separated into two single condominium units. The proposed project involves the installation of a **rear deck and spiral stairs** to enhance the outdoor living space for the unit's occupants.

The property will continue to be used as a residential condominium with no changes to its existing use or classification. The deck and stairs are intended to provide additional functional outdoor space for the enjoyment of the residents, improving the overall usability and livability of the unit.

This addition will not result in any increase in the number of dwelling units or a change in the property's use as a residential space. The intended use remains consistent with the zoning designation of RF-1, which permits two-unit flats, and complies with the broader goals of maintaining residential stability and character within the neighborhood.

The project has been designed to ensure it is in harmony with the surrounding properties and does not adversely impact the light, air, or privacy of adjacent properties. The rear deck and spiral stairs represent a modest enhancement to the property while respecting the existing residential character of the neighborhood.