

Project Location: 6122 Sligo Mill Road NE Washington DC 20011 (Zone R-2)

Date: May 18, 2025

Prepared by: Maria Victoria Cerdania, Owner

Statement of Present and Intended Uses

Present Use:

Garage - The 672 sq ft (24' x 28') concrete footprint used to have a 2-car garage. It was built in 2016 and was primarily used to store inventory for my online business. In July 2024, an oak tree fell on the garage. Upon inspection, our home insurance company deemed the structure a total loss and it was demolished, leaving only the concrete slab as shown in the pictures.

Intended Uses:

Home Business - The proposed Accessory Dwelling Unit (ADU) will be primarily used as a home office and as storage for inventory of goods being sold for my online business. Gift Ko LLC (Home Occupation Permit HO1800304) is an online seller of clothing, accessories and other gift items (e.g. Christmas lanterns) on Amazon, ebay, Etsy, Walmart and Shopify.

The 2-story structure will have a total living area of 996 sq ft. The first floor will have an open living/dining area, bedroom, kitchen, bathroom and laundry area. The second floor will have a bedroom and an open loft area. The open areas will be used as storage for my business inventory. The bedrooms will be used as a home office and as music/sewing rooms for our hobbies.

Visitors - The bedrooms can also be used by visiting house guests.

Rental - If we move my business to another space, we can also rent out the ADU for extra income.