

Statement of Existing and Intended Use – 1448 Spring Road NW (Square 2690, Lot 48)

This statement is submitted by David William Lawrence and Madeline Britvec (the “Applicant”), the owner of 1448 Spring Rd., NW (the “Property”), (Square 2690, Lot 48). The Property is an attached single-family dwelling in Columbia Heights. It will continue to be used as a single-family dwelling. The Applicant seeks a special exception to add a rear deck for the use & enjoyment of the Applicant. The proposed deck structure would not comply with Title 11 (1) the lot occupancy requirement of Subtitle E 210.1 and (2) rear yard setback requirement of Subtitle E 207.1, and (3) requires a special exception as per Subtitle B 312.4(g).

The home is intended for occupancy by the owners. The proposed deck structure would increase the amount of functional outdoor space and improve the architectural aesthetic of the property.

The one-story deck would be used for outdoor seating and to hold plants for a garden. The projection of the deck would be consistent with nearby homes on the block and neighborhood.