



DC Home Improvement
Contractor Lic #420215000094

MHIC
License #132356

VA Home Improvement
Contractor Lic #2705132717

MD Master Plumber
Lic #83998

VA Master Plumber
Lic #2705132717

MD Master Electrician
Lic #4606

VA Master Electrician
Lic #2705132717

Statement of Existing and Intended Use

Date: 6/1/26

Address: 317 L St NE Washington, DC 20002 (SQUARE: 0774 LOT: 0050)

This statement is submitted on behalf of Brian and Kate Reid, the Applicant and Owners of 317 L St NE. The existing structure is a single-family dwelling and will remain a single-family row dwelling in zone RF-1 and will be occupied by the owners.

The Applicant seeks relief through one special exception and one area variance to add a 2-tiered rear deck. The proposed rear deck does not comply with rear yard requirements, per Subtitle E 207.1, and lot occupancy requirements, per Subtitle E 210.1.

The proposed deck structure would reclaim valuable backyard space and create an outdoor area for the homeowners to utilize for outdoor leisure, entertaining and gardening; while maintaining the required parking spot and access to the property.