

Statement of Existing and Intended Use – 1708 Kilbourne Place, NW (Square 2600, Lot 83)

This statement is submitted by Jannick Damgaard (the “Applicant”), the owner of 1708 Kilbourne Place, NW (the “Property”), (Square 2600, Lot 83). The Property is a semi-attached 2-unit flat in Mount Pleasant. It will continue to be used as a 2-unit flat. The Applicant seeks a variance to add a rear deck for the use & enjoyment of the Applicant. The proposed rear addition would not comply with Title 11 (1) addition to nonconforming structures provision of Subtitle C § 202.2, (2) rear yard requirement of Subtitle E § 207.1, and (3) lot occupancy requirement of Subtitle E § 210.1, and therefore (4) requires a variance as per Subtitle X § 1000.1.

The home is intended for occupancy by the owners. The proposed rear deck addition would increase the functionality of the home by providing an exterior space for dining, growing plants, and enjoying the outdoors.