

**Statement of Existing and Intended Uses
Variance and Special Exception Application
Emily and Patrick Rodgers
1525 A Street NE**

On behalf of Emily and Patrick Rodgers (collectively, the “Applicants”), the owners of the property located at 1525 A Street NE (Square 1070, Lot 0052) (the “Property”), we are submitting this request for Special Exception relief from Subtitle E § 207.1, pursuant to Subtitle E § 5201.2, and Variance relief from Subtitle E § 210.1, under Subtitle X § 1002.1, of the Zoning Regulations. Specifically, the Applicants are seeking relief to allow for the construction of an elevated deck within the required rear yard, which exceeds the lot occupancy standards. This relief is necessary to address the exceptional conditions of the Property, including the shallowness of the lot and presence of an existing parking space, which currently occupies almost the entire rear yard (and must be retained). As such, to allow for necessary outdoor living space for their growing family, the Applicants are proposing to construct an elevated deck over the existing parking space.

The proposed construction will not have any adverse impacts on the surrounding community, and no objections have been raised by nearby neighbors. In fact, elevated decks are a prevalent condition along this alley frontage and will be in keeping with the character of the surrounding community.

The Property is located along A Street NE, approximately 90 feet west of its intersection with 16th Street NE, in the RF-1 zoning district. The Property has a sub-standard net lot area of approximately 1,310 square feet (compared to the 1,800 square feet minimum lot size required for row dwellings in the RF-1 zone) and is currently improved with an approximately 1,702 square foot, two-story (with English basement) row dwelling.

No change is proposed to the exiting, single-family use of the Property. Rather, to accommodate the demands of a growing family and the constraints of the Property, the Applicants are merely proposing to construct an elevated rear deck. The proposed deck will allow the Applicants’ to retain the existing parking provided on-site, while also accommodating needed outdoor living space for their young family.