

Use Statement

Existing Use

The existing property located at 2458 39th Place, NW DC 20007, also known as Square 1810, and Lot 0105, is currently used as an attached single-family dwelling with grade level parking area for the residence in the rear of the structure. The house is a middle of the group rowhouse with two stories above grade in the front, and three stories above grade in the rear. The rear of the home is served by an alley that allows for access to the grade level parking area in the rear underneath an existing deck. The existing deck and steps to the ground that will be removed.

Proposed Use

The proposed use will remain an attached single-family dwelling but with a new elevated open-air deck above the existing parking area serving the residence. This deck will replace the original deck and steps that previously existed. The proposed deck measures 12' x 16', is 8' high in height from the grade to the decking with another 3' high railing, and has steps that serve as access from the deck to the ground which altogether extend 12' into the rear yard. The parking area under the proposed deck will remain unenclosed.