



**Hains** Architects

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August 24, 2022

BZA Case Number: BZATmp 2203

Property Address: 4704 46<sup>th</sup> St NW, Washington, DC 20016

Owners: Jeremy Pelofsky & Christine Grimaldi

Re: Statement of Existing and Intended Use

### **Description of Existing Use**

This property is located in the R, Residential (Single Dwelling) zoning district. Its principal use, defined by Subtitle B § 200.2 (aa) is Residential. Currently, the exterior space in which the addition would sit is outdoor space occupied by bushes and a window well to the utility room.

### **Description of Intended Use**

The intended use will remain R, Residential (Single Dwelling).

As residents of the District of Columbia for more than 15 years, we are proposing an addition to our single-family home that will add 568 square feet of usable space. It includes creating a spacious new kitchen and pantry that will replace an existing small galley kitchen. The current kitchen space would become a half-bath and mudroom. Above the new kitchen will be a new bedroom. Upstairs, a hall bath will be expanded and renovated, and the existing hall bathroom space will be used for laundry and linens.

This renovation will maintain a large outdoor yard space, including an overhang for outdoor enjoyment and, most importantly, will not affect our strong bonds we have with our neighbors on all sides.