

Aspasia A. Paroutsas
2921 28th St. NW
Washington DC 2008

Application for Special Exception – Burden of Proof

I am applying for a Special Exception under Title 11, Subtitle X, Chapter 9.

The construction will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The property is currently zoned as R-3 for a residential property and it will continue to be a residential property after the construction is completed.

The construction will not adversely affect the use of the neighboring properties. We are only building an additional bedroom over our existing living room so the footprint of the house will not change and the lot occupancy will remain the same. In addition, the height of the house will remain the same because the additional bedroom's height will be the same as the existing house. As a result, all the neighbors can continue to use their property as they are currently used

The only other special condition that we need to comply with is lot occupancy pursuant to Title 11, Subtitle D, Chapter 52. As detailed below, we clearly meet the requirement that the lot occupancy must be below 70%.

Lot area: 2,728.0 SF (31.00' X 88.00')

House footprint: 1008.0 SF (48.00' X 21.00') Area of the ground floor including the addition.

Actual lot coverage: 37%

I have already contacted or tried to contact my neighbors within 200 ft radius of the house and have collected signatures in support of the exception. I have also reached out to the representative of my ANC, Jessica Wasserman in an effort to meet and explain the project. I have also attended ANC meetings in preparation of presenting my application.