

David E. Perkins
2014 Summit Place, NE
Washington, DC 20002
Lot 810 in Square 3535
Zoned R-4

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Burden Of Proof
Variance: Area Section 3103.2

1). The physical characteristics of the property:

- a. The original layout/design characteristics of the rear drive way would make it very difficult for me to attach the car port to the house itself. The rear driveway is divided by a small back yard. The driveway is also in a lower elevation than the back yard and house. Originally, there was a garage which was then torn down and a driveway left in its place. Basically, I just added a roof over the driveway essentially.
- b. To modify the property in total compliance with the Zoning Regulations (area variance) would require me to drastically redesign the back yard, bumping the driveway back towards the house, which would mean losing a large portion of the back yard. This especially would be required even if I wanted to have a new garage as the original, built. The costs would be too great. As mentioned before, such a drastic change to the rear property, or driveway, would cause me to lose a large portion of back yard. This, I could presume, would also affect the sale price of my home if I would ever want to sell, since most people would want to have a good portion of a back yard for leisure activity.

2). Granting the application will not be of substantial detriment to the public good.

The lay out of the car port is in-line with with original foot print of the driveway in front, sides and back. The car port is not overlapping the private property line of the lot into public space such as the alley or next door neighbor's property line.

3). Granting the application will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The car port is being used as is, as a parking driveway for vehicles only and nothing else.

Burden Of Proof
Special Exceptions: Section 3104.1

1). How the proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map.

The only thing that was added over the property or driveway, was a car port. As the car port was being built, a neighbors tree which was over grown and and spread at least 40% over the property line of 2014 Summit Place NE (back yard and driveway) had been cut down as the car port was being built. The tree was dying and also split right in the middle thru its trunk. I use a truck cover to protect my investment; the truck is a pearl white. squirrels and birds populated the tree and droppings would often fall onto my

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EXHIBIT NO. 5

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vehicle. This was one of the main reasons I had wanted a car port for such a long time. Also I work very early hours; 3:00 AM or 4:00 AM in the mornings. An unexpected snowfall reeks havoc for me that early in the morning since it delays my time in getting to work on time since I would have to not only get as much snow off of the truck cover, but then would have to get the now heavy snow laden truck cover off and into the basement to dry. This car port has been a blessing to me so far. *The intent and current use is for vehicle parking only.* The original structure was a garage which was torn down many years ago.

2). How allowing the use will not adversely affect the use of the neighboring property.

The car port was build within the specified property line of the once standing garage. No public space nor neighboring properties were compromised. The car port is well-built and it does not block, obscure nor would cause any unrest for anyone who lives in or near my property.