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January 25, 2013

Board of Zoning Adjustment Application Information

Detailed Statement of Burden of Proof

Project/subject:
1412 Hopkins Street NW
Lot 0093 in Square 96
Zoned R-5-B
DCRA File Job #B1303807
DCRA BZA Case #FY-13-10-Z

The propose design of the deck in the rear yard should be allowed by reason of an exceptional situation. The neighboring properties enjoy the nonconformities of large lot occupancies and greatly reduced rear yards where the subject property is burdened as follows:

1. Equity: The owner of the subject property should be allowed to enjoy similar lot occupancy as the neighboring property does.
2. Privacy and air flow: The property to the south has an elevated non-conforming deck structure that overpowers the rear yard of the subject property; it blocks light and views and imposes a harsh perimeter to the property. This imposing structure is not original to the house that it is attached to and does not comply with zoning requirements.
3. Relief from the required lot occupancy and rear yard setback would not create a substantial detriment to the public good.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18593

EXHIBIT NO. 5

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