

8 July 2013

Stephanie Funk
2516 Mill Rd NW

Burden of Proof

Proposed New 1 Story Addition That require Zoning Adjustments

This proposed 1 Story Addition has been submitted to the BZA for relief from the following zoning requirements.

Variance Section 2001.3 (a) (b) Non Conforming Use
Variance Section 403.2 for Lot Occupancy of 60%
Variance Section 404.1 for Rear Yard Set-Back of 15 ft

Variance Section 2001.3 (a) (b) Non Conforming Use

The Existing House on the property as it exists is non conforming for Lot Occupancy and Rear Yard Set-Back. The proposed addition is replacing an existing Rear Covered Porch with a 2nd Story Deck with a conditioned space with a roof Deck. This addition will not increase either the Lot Occupancy or the Rear Yard Set-Back.

We believe that there is no detriment to the public good or the Zone Plan because the property will not alter the existing Lot Occupancy or Rear Yard Set-Back.

Variance Section 403.2 for Lot Occupancy of 60%

The proposed addition will occupy the exact footprint the existing Covered Porch now occupies. This Addition will not exceed a 70% Lot Occupancy.

We believe that there is no detriment to the public good or the Zone Plan because this addition will not worsen the existing conditions of the Lot Occupancy.

Variance Section 404.1 for Rear Yard Set-Back of 15 ft

We are asking for a variance of 2.4 ft (12.6 ft vs. 15 ft) in order to maintain the existing Rear Yard that The Rear Covered Porch now encroaches into the Rear Yard. The Addition will occupy the same footprint than existing Covered Porch.

We believe that there is no detriment to the public good or the Zone Plan because this proposed addition will not worsen the existing conditions of the Rear Yard Set-Back.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18652

EXHIBIT NO.

3

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Board of Zoning Adjustment
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