



March 31, 2014

Burden of Proof and Use Statement
Hare Residence BZA Application

The existing use of the property is a single family residence and the project maintains that current use with no change. It will continue to be used as a single family residence.

As the property is at the end of the row on this particular block it only has a party wall on one side and therefore is more limited in terms of the lot occupancy coverage of other properties on the block. And rather than having a useable side yard facing a public street it abuts directly onto an alley. The request is simply utilize the same area of lot occupancy that is otherwise permitted on the block.

The proposed addition is at the north end of the block and therefore will have no impact in terms of blocking light and air to the neighboring property to the south. The property is bordered by alley ways on the north and west. So any new shadow lines caused by the addition will fall directly on the subject property or into the alley and not on any other properties.