

Burdon of Proof Statement/223

**Richard Honig
3918 Jenifer St., N.W.
Washington, D.C. 20015
Lot 1753 Square 0016**

Dear Board of Zoning Adjustment Advocates,

I am requesting a Special Exception for a screened-porch that I would like to add to the back of my home at 3918 Jenifer Street, NW.

Location:

There is no other location on my property to place the screened-porch. The site is too narrow to place it beside the house. The home currently sits only 9 inches from the side-yard setback to the east, and 4'-8" from the side-yard setback to the west. Because we want the porch to be private, it can not be located on the north (street) side. It also cannot be located since the area is too small. I am therefore requesting that it be sited in the rear yard with a special exception allowing for a livable dimension.

This proposed addition would be single-story and would not adversely affect the use or enjoyment of my neighbors. I have interviewed the neighbors adjacent to my property and have had no objections. Copies of letters have been submitted with this request.

Privacy, Light and Air:

The addition would be an open, unconditioned space 12'-6" tall at the peak. (See attached rear elevation). It would therefore not adversely affect air or light to our neighbors. It would be located in our fully-fenced back yard and would sit between my garage and the garage of the neighbor to the west. It would therefore not be visible to the neighbors on either side, nor would it affect their privacy. I have obtained letters from neighbors all in support of the addition.

Character and Scale:

The attached drawings show that the addition is actually shorter in height than the TV room in the back of our house. The roof will follow the existing roof line, and the porch will incorporate siding and a metal roof consistent with the rest of the house. The design is in keeping with the aesthetic of the existing home and neighborhood.

Alley in Rear:

The rear yard is zoned for a 25 foot setback, which would mean that the screened porch could only be 5'-9" wide. The screened porch proposed would be 13.1' wide, and would therefore encroach on the rear yard setback a little over 7'-2". Please note however that there is a 12 foot wide alley which lies in between my property and the neighbors to the south. (see attached site section). This alley adds an additional 12' to the setback restriction. If one were to include the alley as additional setback the addition would not encroach at all. The alley creates enough space between the properties that a rear-yard encroachment would have minimal impact on their privacy of use and enjoyment.

Neighbor Support:

Please note that the neighbor most affected, 3917 Ingomar St. has signed a letter in support. I have received additional letters from the other immediate neighbors all in support of the Special Exception requested.

Thank you for your consideration of my request,

Richard Honig