

Burden of Proof

A special exception from section 223.1 to permit a rear addition to an existing SFD detached structure without meeting the minimum required rear setback of section 404.1 in the R-1-B residential zone (3104.1) is needed.

Since we can't move our home forward 10 feet on our lot , and the current zoning regulations have rendered our situation "non-conforming", we petition the BZA for an exception to build our 5X16 foot kitchen bump-out. The zoning technician at DCRA told us that exceptions like our request were relatively common, and as long as neighbors do not object, will likely be granted; we have signed documents from our adjacent neighbors that they do not object to our plans. This small bump-out will greatly improve the provision of light and air circulation in our kitchen with the addition of 4 new windows (and the restoration of one that has been sealed) and one new door , as well as provide much needed table and seating space for our family.

This kitchen bump-out will not adversely affect any neighbor in any way.

Stefanie and Helge Berger