

BURDEN OF PROOF

August 5, 2014

Concerning: Two story back addition to 1231 Irving St NE, Lot 0018, Square 3933

As part of the documentation for the application for a Special Exception to side yard setback per Zoning Relief code 223, this document outlines the case that the new proposed construction meets the tests for special exception status.

The proposed addition does not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property.

Specifically, it does NOT:

- unduly affect the light and air available to neighbors
- unduly compromise the privacy or enjoyment of neighbors
- visually intrude upon the character, scale and pattern of houses along the street frontage as viewed from any public way

The photos enclosed with this application show that:

- There are no new windows directed toward the neighbor
- The new construction is beside the neighbor's driveway; no part of their dwelling is directly adjacent to it