

## BURDEN OF PROOF STATEMENT

My name is Deidra M. Barksdale and I own the home at 100 S Street NW Washington, DC 20001. I am requesting the following:

- A variance from section 2001.3 (Non-Conforming Structures Devoted to Conforming Uses)
- A special exception from section 2300.8 (Carport)
- A variance from section 403 (Lot Occupancy)
- A variance from section 223 (lot occupancy)

I would like to expand an existing 3 floor and basement single family dwelling with a carport, roof deck and expansion of the existing third floor, and conversion to a flat. The carport and addition on the rear of the house are existing structures that were part of the house when I purchased it. I was able to locate records that show that the existing carport has been part of the property since 1968 (the earliest records available – See photo of Biast Real Estate Atlas from 1968).

My exception and variances will not distract from the character, aesthetic beauty or security of my neighborhood. It will not block access for any neighbors, diminish the existing views from any direction or infringe upon their ability to access their property or move in and around the neighborhood. The light and air available to neighboring properties will not be unduly affected. In fact, my exception and variances will add security in accessing my property and add to the value of my residence as well as the surrounding neighborhood.

What I am requesting is not unusual – there are several properties in the area that have roof top decks, rear additions and a carport/garage. The house directly across from my property (101 S Street) has the same footprint that I am seeking approval for with a rear addition and a garage with a roll-up door. The two houses that are adjacent to my house (1738 and 1736 First Street NW) both have rear additions on them. The re-building of my rear addition will make my house parallel with their houses from the rear profile (see Photograph #2). The house at 1734 actually extends further than my proposed addition as well as the additions on 1738 and 1736 as the property at 1734 First Street has an addition as well as a deck on it. Another property directly across the street from my property (117 S Street – See Attached photographs) also has an addition as well as a garage in the rear as well. Less than one block away from my property, 1727 First Street (See attached photos), has an addition, a deck and a 2 car garage on the rear of it.

Currently, in order to take advantage of the existing garage for off street parking, I had to push the doors to the garage all the way open and prop them open on a permanent basis as they are currently very deteriorated and difficult to manually swing open. When my car is not parked there, the open garage leaves my house somewhat exposed from the rear as the sides of the garage are also deteriorated. Someone could easily enter the garage and rear yard without being noticed.

With all of the new development in the neighborhood, the availability of parking on the street is steadily decreasing. The carport will allow for one less vehicle to be parked on the street. Additionally, the carport with the electronically opening garage door will provide a much needed level of security for my family and I, not only when entering and exiting the carport, but when the car is not parked there, the carport can still be secured via the roll up door.

The existing rear addition is in need of repair. It would be a great place for me and my family to utilize, but currently requires upgrading to be a usable space in the house. Although it is currently part of my current house structure, it is not fully functional as a living space. Rebuilding of my existing addition and carport will not only add to the value of my house, but to the neighboring houses as well. Additionally, rebuilding the addition will further improve its conformity with the character, scale and pattern of houses in the neighborhood. It will make my house parallel to the other houses adjacent to mine on First Street.

The expansion of the third floor will allow for easier access to the roof for the roof top deck and provide for additional outdoor space for me and my family, further increasing the value of my home and the neighborhood as a whole.

Many of my neighbors are in agreement with the plans that I have proposed. The letters of support are attached.

Per request, in addition to this letter, I have included Form 120, the memo from the Department of Consumer and Regulatory Affairs, architectural plans, a property plat, mailing list with corresponding labels for neighbors within a 200 foot radius, as well as additional supporting documentation from neighbors and examples of other properties with similar structures in the District of Columbia.

If there is additional information needed to consider my request, I will be happy to provide. Your attention to this matter is greatly appreciated.

Respectfully,



Deidra M. Barksdale  
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