

Radifera Design Group
6239 33rd Street NW - Suite B
Washington, DC 20015
T. 202.256.7670 / F. 202.966.6376
www.radiferadesign.com

DC Office of Zoning
441 4th St. NW
Suite 200 South
Washington, DC 20001
Aug. 27, 2015

Burden of Proof

RE: Request for Modification to Special Exception for relief regarding rear setback
Application :19052

Project Address
2905 28th St. NW
Washington DC, 20008

This document is for the Burden of Proof with regards to the request for modification to the Special Exception – Application 19052.

We are requesting relief regarding the rear setback of the angled rear yard.

In R-3 zoning requires a 20' rear setback. The proposed project is to replace an existing rear porch and stair with a new deck with an open **useable** parking space under. The new angled rear yard calculations are below and also illustrated on the attached Site Plan.

Rear Yard Square Footage with proposed deck = 504 SF

20' rear setback is required.

504 SF /32.09 (lot width) = 15.71 < 20' required

The house is located In the Woodley Park, National Zoo area and on street parking is extremely difficult especially during peak hours. In order to have a **useable** parking space we are required to extend into the rear yard setback. The width of the deck is 11'-0" with an interior clear dimension of 10'-6" - a minimum width for the parking spot, opening a car door and staying protected from the elements. The open design of the deck, the railings and open area underneath help to maintain the feeling of a larger rear yard. In addition, the existing perimeter masonry wall along the Alley and the fence along the rear and side property lines screen the rear yard so it is visually difficult to see the proposed addition from eye level.

Sincerely,

Bertin L. Radifera

Board of Zoning Adjustment
District of Columbia
CASE NO.19052A
EXHIBIT NO.5