

3530 Edmunds St N.W

Washington DC 20007

September 28, 2015

DCRA File Job #B1509403, DCRA BZA Case #FY-15-88-Z

Burden of Proof Statement

The property at 3530 Edmunds St N.W is a residential family home, originally constructed in 1923 as a duplex, sharing a party wall with 3528 Edmunds St N.W. It is located in an area designated R1B, where conventional detached houses are required to have a set-back from the adjacent property boundary of 8 to 10 feet. The duplex layout is an original physical characteristic – for zoning purposes, this is an unusual shape for the zone, requiring any adjustment to the section adjoining the other half of the duplex to be approved as a Variance.

The proposed change (shown in the attached illustrative “before and after” images) is to remove an existing bay window and replace it with a stronger structure, 20 sq ft larger in area, and continue the window line up to the roof. The change will match the layout of the adjoining property which has already been altered to this style.

The granting of this application will have no detrimental impact to the public good – noise traffic, lighting etc. It will improve the appearance of the duplex from the rear aspect.

The granting of this application would be consistent with the intent and purpose of the Zoning Regulations and Map. The use of the property will be unchanged – the property will continue to be used as a family home.

This statement is submitted to the Board as part of an application under § 8 of the Zoning Act, D.C. Official Code § 6-41.07(g)(3)(2001)

Sue Ellen Clifford

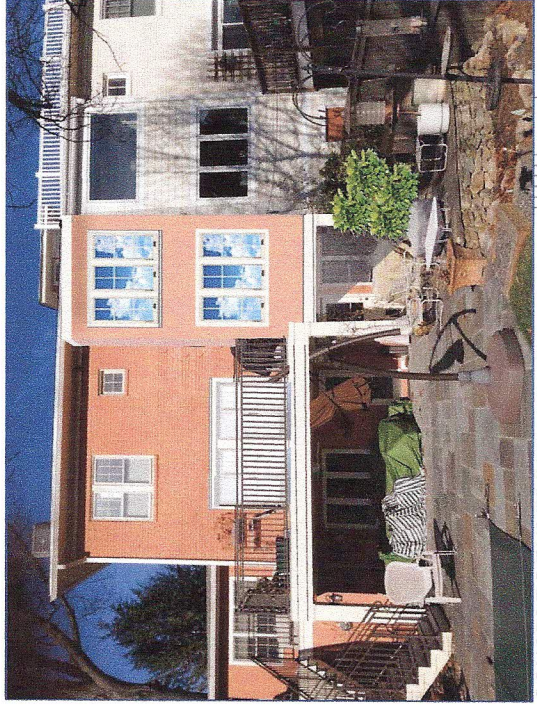
(Property owner and resident)

Paul Michael Rodgers

(Property owner and resident)



EXISTING ELEVATION



CONCEPT RENDERING

SCOPE:

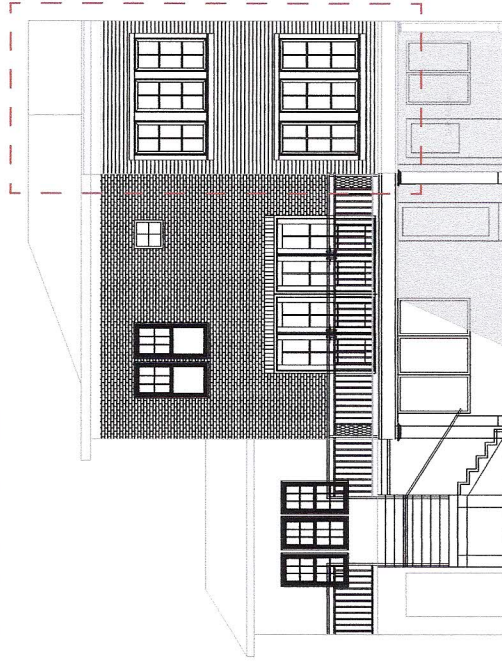
RENOVATION OF KITCHEN

REMOVAL OF CANTILEVERED
BAY,

EXTEND OUT 3'-4" FROM
EXISTING EXTERIOR WALL,

NEW CASEMENT WINDOWS,
4" WOOD SIDING, PAINTED
TO MATCH EXISTING HOUSE.

NEW PATIO SWING DOORS



PROPOSED REAR ELEVATION



PROPOSED PLAN

CLIFFORD RODGERS RESIDENCE
3530 EDMUNDS STREET, NW
WASHINGTON, DC 20036