

BURDEN OF PROOF-VARIANCE

6/24/2015

PROPERTY ADDRESS:

1723 SWANN ST NW

LOT 0821 SQUARE 0152

SEEKING A VARAINCE FOR A PROPOSED SECOND STORY REAR DECK ADDITION TO THE
PROPERTY ABOVE BECAUSE:

1. THE PROPOSED SECOND STORY REAR DECK ADDITION TO THE EXISTING HOUSE EXCEEDS THE MAXIMUM ALLOWABLE LOT OCCUPANCY IN R-5-B ZONING DISTRICT.
2. THE PROPOSED DECK DOES NOT COMPLY WITH THE REQUIRED MINIMUM REAR YARD SETBACK IN R-5-B ZONING DISTRICT.
3. THE PROPOSED DECK IS ON THE REAR YARD OF AN EXISTING STRUCTURE THAT DOES NOT COMPLY WITH THE REQUIRED MINIMUM OPEN COURT WIDTH IN R-5-B ZONING DISTRICT.
4. THE VARIANCE IS TO ALLOW AN ENLARGEMENT OF A NONCONFORMING STRUCTURE THAT HAS EXCEEDED MAXIMUM LOT OCCUPANCY IN R-5-B ZONING DISTRICT.

