

December 3, 2015

BURDEN OF PROOF

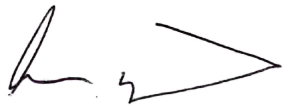
Project Address: 3836 Beecher Street, NW  
Washington, DC 20007  
Square 1301, Lot 1057

Owner/Occupant: Pamela J. Hall

The Owner is requesting that she be granted the Special Exception described in her Application in order to construct an open wood deck and stairs at the main floor level in the rear yard of her home located in Glover Park. This is in older row house development and the vast majority of the houses on this same block of Beecher Street already have rear decks facing the alley; a number of them are the same size or larger than this proposed one. Hence this new deck will fit in well with the established context and pattern of construction along this alley.

Due to its being located in an older development, the existing lots are smaller than what is required under the current R-3 regulations. In addition to having a minimum rear yard, this particular lot is cut on the diagonal by the public alley behind it. Thus the geometry and size of the lot precludes the construction of a deck of reasonably usable size without encroaching on the current required rear yard setback.

Because the proposed construction is an open-air structure and there is no interior space being added to the existing house, the project is consistent with the intent of the sections of the Zoning Regulations which seek to the limit density and mass to the particular amounts deemed to be in keeping with an R-3 District. With the new deck the Lot Occupancy still does not exceed the currently prescribed limit of 60%. Also because this is an open-air structure at the first floor, it will not reduce the amount of light and air coming into the neighboring houses on either side and will not adversely affect the use of any of the neighboring property. Since it will have gaps between the deck boards, it will also not add to the impervious surface area of the lot on which it is being built.

Agent  \_\_\_\_\_

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.19214  
EXHIBIT NO.9