PETER M. DONOVAN ARCHITECT
3749 McKINLEY STREET NW WASHINGTON DC 20015 202-363-0246

October 1, 2002

APPLICANT'S BURDEN OF PROOF STATEMENT

PROJECT: ADDITION & REMODELING

Mr. and Mrs. Marc Raphael
2901 29th Street, NW
Washington, DC

Lot: 16 Square: 2106 Zone: R-3

STATEMENT:

The proposed rear yard addition and deck extension, as shown on the drawings submitted with this variance and special exception request, will not "substantially impair the intent, purpose, and integrity of the zone plan" and will not be a "substantial detriment to the public good."

Because of the irregular pie-shaped configuration of the lot, and because of existing structural features (i.e. driveway retaining walls) in the rear yard, this application meets specific tests identified in the Zoning Plan for a area variance and special exception as follows:

1. The physical characteristics of this property present the greatest hardship. Lot 16 is pie-shaped becoming narrower towards the alley with the rear lot line being only 18 feet wide. The northwest corner of the existing rear yard addition is currently 6' off the property line. By extending the existing northwest wall 6 more feet for the proposed addition, the new corner of the structure falls within the five foot setback, which is non-conforming. If the rear addition were off set, thereby enabling the rear corner to be located five or even eight feet off the northwest side property line, the supporting structure would fall within the exisitng driveway. The lot shape and driveway location present difficulties for both the proposed deck and room extension.

BZA
Case No. 16956
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO.16956
EXHIBIT NO.3

PETER M. DONOVAN ARCHITECT
3749 McKINLEY STREET NW WASHINGTON DC 20015 202-363-0246

APPLICANT'S BURDEN OF PROOF STATEMENT (con't)

PROJECT: ADDITION & REMODELING

Mr. and Mrs. Marc Raphael
2901 29th Street, NW
Washington, DC

Lot: 16 Square: 2106 Zoned: R-3

STATEMENT:

2. The granting of this application will in no way constitute a substantial detriment to the public good as related to traffic, parking, noise. lighting , etc. The manner in which the Owners will use the proposed room addition and deck will not change from current useage. Alley traffic is in no way effected by this work. The driveway will remain for off street parking. As an Owner occupied residence, noise factors do not change. No change in exterior lighting other than as required by code, is contemplated. The height of the deck railing matches the existing , and will not be an obstruction to natural light for either neighbor.

3. The granting of this application will not be inconsistent with the general intent and purpose of the District of Columbia Zoning Regulations and Map. This single-family residence will remain owner occupied. This small addition and remodeling will encroach on the side yard setback by approximately one (1) foot and still maintain a four (4') buffer area along the northwest property line. The deck which already extends along the property line is only to be extended six (6) feet.