Burden of Proof for Variance and Special Exception Application
6025 North Dakota Avenue, NW
Lot 11/Square 3377

Idrirys and Melva Abdullah, owner occupants of the single family dwelling located at 6025 North Dakota Avenue, NW Washington, DC 20011, Lot 11/Square 3377, are seeking to raze the existing structure and build a new single family house (see attached plans). The proposed single family dwelling does not significantly expand upon the existing footprint and will not be of detriment to the public good. Importantly, the proposed single family dwelling is consistent with the general intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

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D.C. Office of Zoning

Physical Characteristics of the Property

The physical characteristics of the property make it difficult for us to use the property in compliance with the Zoning Regulations. The house sits on the corner of North Dakota Avenue and Quackenbos Street, N.W. The majority of the houses in the neighborhood sit on square and/or rectangular lots in shape; however, our house sits on a triangular shape lot and is considered a non-conforming lot. We understand that if we raze our existing house and build a new home, our new house must be in compliance with the current zoning regulations. The lot area provides 3,977 square feet which is less than the required 5,000 square feet. Seeking variance relief for our non-conforming lot (Section 401.1) will not create financial hardship for us as owners. The proposed structure will be an owner occupied single family dwelling consistent with the intent of R-1-B zoning.

Detriment to the Public Good

The proposed owner occupied single family dwelling does not pose any detriment to the public good. The overall square footage of the structure will increase yet the basic building footprint remains consistent with that of the existing structure. Furthermore, we have gathered the support of our neighbors (particularly those located within 200 feet of the property) and our ANC commissioner.

Consistency with Zoning Regulations and Map

The proposed owner occupied single family dwelling will not be inconsistent with the general intent and purpose of the Zoning Regulations and Map. The new structure will be a single unit occupied by one family. Variances in respect to lot area, parking spaces, rear yard and side yard are due to the shape of the lot and not the scope of the proposed structure. Importantly, the proposed structure does not significantly expand upon the footprint of the existing structure.

BZA
Case No. 17106
Exhibit No. 8

Board of Zoning Adjustment
District of Columbia
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We are, therefore, seeking variance relief from Section 401.1 for non-conforming lot area, Section 404.1 for non-conforming rear yard and Section 405.9 for non-conforming side yard requirements for a single family dwelling in the R-1-B Zone. (Section 3103.2) In addition, we are seeking variance relief from Section 2101.1 for off-street parking for a single family dwelling in the R-1-B Zone. (Section 3103.2)