BURDEN OF PROOF FOR SPECIAL EXCEPTION (subsection 3104.1)

Project Address: 347 Tennessee Ave, NW
Square: 1032
Lot: 14

Owner: Mary Johnson
Agent for Owner: Kristen Paradies (William Feeney Architect)

1. The physical characteristics of the property make it impossible for the owner to add on to the residence in compliance with the existing Zoning Regulations due to the sharp, angular shape of the rear yard (see attached plans). Currently, the house occupies 56% of the lot (560 sq ft of the 995 sq ft total). The required 20 foot rear yard setback would only allow an unusable 27 sq ft wedge-shaped addition at one corner of the row house rear (see attached plans).

   The architect proposes an addition that would impact the 20 foot rear yard setback as minimally as possible, while staying under the 70% maximum lot coverage allowed for a Special Exception. This would be accomplished by "flattening" the addition - by spanning the full width of the rear of the row house (20 feet) and extending only a consistent 6'-4" into the rear yard. This will maintain the greatest view angles for adjacent neighbors. Other residences on the alley have been granted similar exceptions, as seen in the attached photos.

   In this way, the proposed special exception would be consistent with the general intent and purpose of the Zoning Regulations and Map.

2. Since the addition would extend minimally off of the back side of the row house only, **it would not adversely affect the use, traffic, noise, or light of any neighboring properties.**

17131

Board of Zoning Adjustment
District of Columbia
CASE NO. 17131
EXHIBIT NO. 7