Patio ENCLOSURES, INC.®

REAMCO, INC. dba
Franchisee
VA Contractor Class A License #20345
MHIC # 12756
DC #263

PATIO & PORCH ENCLOSURES • SOLARIUMS & GREENHOUSES • CUSTOM WINDOW TREATMENTS

13230 MARINA WAY • WOODBRIDGE, VA 22191 • 1 (800) 277-2846 • FAX (703) 492-5401

Brown Residence
1385 Barnaby Terrace, SE
Washington, DC 20032
3-18-04

District of Columbia Office of Zoning
Board of Zoning Adjustment of the District of Columbia
441 4th Street, NW
Washington, DC 20001

Statement of Burden of Proof
Subsection 3104.1 from form 121

Dear Chair Person Geoffrey H. Griffis,

1) The proposed special exception will be consistent with the general intent and purpose of the Zoning Regulations and Map; and the original intent of the design was to build a new concrete foundation at the rear of the home and extend the existing party walls to become the sides of the proposed sunroom, therefore leaving one wall with two sliding glass doors that open up to the rear. The intent was also to extend the existing house line in the rear by starting the sunroom roof underneath the existing overhang.

2) Allowing the use will not adversely affect the use of the neighboring property via noise. The new proposed sunroom calls for the extension of the two existing masonry party walls to become the sidewalls of the sunroom, which will definitely minimize any sound. The openings on the south side of the sunroom have been kept to a minimum. Light into the neighboring homes is not adversely affected since there are no openings being built into the masonry walls that would open up to both property lines. The openings that exist on both neighboring homes occur beyond the proposed sunroom and each have their own light source.

BZA
Case No. 17182
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17182
EXHIBIT NO. 4

223 ADDITIONS TO ONE-FAMILY DWELLINGS OR FLATS

223.1 An addition to a one-family dwelling or flat, in those districts where a flat is permitted, that does not comply with all the requirements of 401, 403, 404, 405, and 406 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under 3104, subject to the provisions of this section.

223.2 The sunroom shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or proper, in particular:

a) The light and air available to neighboring properties shall not be unduly affected; this is mainly due to the fact that the two existing masonry party walls are going to be extended up and out on either side of the proposed sunroom at the rear of the Brown residence. Also, there are no openings directly on either neighbor's side closest to the property lines to interfere with either neighbor's light or air.

b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; because there is only one wall with two glass sliding doors that open to the rear yard and no openings in either masonry wall at either side of the proposed sunroom that would directly affect the neighboring properties, thus the enjoyment of the other properties will remain unaffected. This is because the neighboring properties will not only be separated by the extended masonry party walls but also by the existing chain-link fences on either side. The original design calls for the proposed sunroom to be built on a new concrete slab to be located at the rear of the home inside the existing fence.

c) The addition, together with the original building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage; and it is impossible to see the proposed sunroom from the front street. The front of the house, which faces Barnaby Terrace, is not being altered so the character and patterns of the house and street remains untouched and intact. It is possible to see the one glass back wall of the proposed sunroom from the back alleyway at the southern end of the property, and it is possible to see only the extended masonry walls from the alleyways at either side of the row of homes.

d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed sunroom to adjacent buildings and views from public ways.

223.3 The lot occupancy of the dwelling or flat, together with the addition shall not exceed fifty percent (50%) in the R-1 and R-2 Districts or seventy percent (70%) in the R-3, R-4, and R-5 Districts. The lot occupancy ratio of 62.2% with the addition is under the maximum 70% allowed, so there is green space left untouched on the site.

223.4 The Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials or other features for the protection of adjacent and nearby properties.

Sincerely,



William Reames
Vice President/Agent