Applicants Burden of Proof

925 North Carolina Avenue
Washington DC, 20003

1. Physical Characteristics of the Property: 925 North Carolina Avenue is a single family detached house on a corner lot in zone R-4. The front of the property faces north Carolina avenue, the right side of the house is adjacent to a row of attached houses with 5.98' side set back (towards the rear), and the left side faces 10th street and is located on the property line. The location of the house on the property leaves the rear yard as the only possible area of expansion. The proposed addition of 17'-0"wide by 22'-0"deep would maintain a side setback of 8'-0", but require a special exception for the rear yard set back which would become 7'-6". The addition with the footprint area of 366 square feet will also require a special exception for lot coverage. As a detached house 40% maximum coverage is required, but the proposed addition will add 18% coverage to the existing 44% coverage, and make it 62% lot coverage. The existing house in a neighborhood dominated by houses with typical lot coverage of 60% or more. In order to maintain the detached nature of the house and create a functional space for the owner we are requesting these two special exception from DC Office of Zoning.
2. Granting this application will not be of substantial detriment to the public good because: It will maintains a significant rear setback, which will be visible from 10th street as a side setback, and the design is intended to compliment the existing streetscape.
3. Granting the application will not be inconsistent with the general intent and purpose of the zoning Regulations and Map for the following reasons: The house with the proposed addition will remain consistent in size and lot coverage with neighboring houses.

ZONING ADJUSTMENT
District of Columbia
CASE NO. 17203
EXHIBIT NO. 8

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