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Burden of Proof for a Special Exception for a Single Family Residence
2400 Wyoming Avenue, NW (Square 2504, Lot 805)

The subject property is nonconforming in terms of lot size. Furthermore, its steep topography renders the 1st floor level, which is less than four feet above grade at the entry on Wyoming Avenue, between approximately 5'-6" and 10'-6" above the existing rear yard. Therefore, existing decks at the level of the first floor are already included in the lot occupancy, which is at 49.56% vs. the allowable 40%.

The owners wish to enclose one of the existing decks and pergola with screening and a copper roof so as to enjoy it for a longer part of the hot summer season. The lot occupancy does not change with these proposed modifications. This existing deck at the southeast corner of the house faces the rear yard and 24th street. It is barely visible from the street because of the existing property fences, the existing higher elevation and the existing mature planting which would remain. The mature Wisteria plant is to be retained and supported on the new porch structure.

This application is consistent with the general intent and purpose of the Zoning Regulations and Map. It does not change the lot occupancy nor create any detrimental conditions to the public good. It does not affect the light or air of neighboring properties or the street. The proposed roof is at the approximate height of the existing pergola and matches the existing adjacent sunroom roofline. Its detailing will be consistent with the existing architecture.

BZA
Case No. 17205
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17205
EXHIBIT NO. 3