APPLICANT'S BURDEN OF PROOF
810 Sheridan St., NW
Washington, D.C. 200011

1. **Physical Characteristics of the Property:**
810 Sheridan Street. N. W., Washington DC. 20011, is a single family semi-detached house next to an alley in zone R-4. The front of the property faces Sheridan St., the right side of the house is adjacent to a row house and the left side faces an alley. The location of the house on the property leaves the rear yard as the only possible area of expansion. The proposed addition of 19.6" wide by 30.9" deep would maintain a side setback of 30". The addition with the footprint area of 599.6 square feet will also require a special exception for lot coverage. As a semidetached house 40% maximum coverage is required, but the proposed addition will add 20% coverage to the existing 28% coverage, and make it 48% lot coverage. The existing house is 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 exceptions from DC Office of Zoning.

2. **Granting this application will not be of substantial detriment to the public good because:**
It will maintain a significant rear setback, which will be visible from 8th 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.**
(a) The house with the proposed addition will remain consistent in size and lot coverage with neighboring houses.
(b) It does not affect the light or air of neighboring properties or the street.

BZA
Case No. 17227
Exhibit No. 7

Board of Zoning Adjustment
District of Columbia
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