BURDEN OF PROOF

3715 Albemarle Street, NW
Washington, DC

Per Section #223.2 the addition does not have a substantially adverse affect on the use or enjoyment of the abutting property and/or dwellings, in particular:

Light and Air: The subject property is in a western half of a duplex and is in a group of 9 other duplexes along Albemarle Street, NW. These duplexes are unique to the neighborhood in that the overwhelming majority of the homes are single family detached. The proposed addition is modest in size, extending 12 feet to the rear of the existing structure. The proposed addition conforms to the side setback of 9.5 feet of the existing structure and is 1.0 foot off the shared duplex party wall. The light and air of the adjacent property to the west is not impacted since the proposed structure does not project closer than the existing home. The duplex partner property to the east will also not be affected as the proposed structure does not project closer than the existing home. Currently, there is a shared 6 foot high fence with the duplex property that separates the duplex properties on the first floor.

1. **Privacy and Enjoyment of the Neighboring Properties**: As stated under item (a.) above, there is currently a privacy fence on the first floor that separates the properties and rear yards. The privacy at the first floor and rear yards, as well as on the second floor will be maintained by the proposed addition as there are no windows proposed on the elevation facing the duplex neighboring property. This proposed exterior wall will be 1 foot from the shared property line and be finished in the same exterior stucco finish as the existing home. The proposed addition will not be any closer to the west property line than the existing home and will have 2 windows and a door facing this property. The east side of the first floor is also screened by a 6 foot high privacy fence. The rear elevation of the proposed addition has most of the openings and is 16 feet from the rear property line. The rear yard slopes up steeply in the back and with the thick vegetation and the privacy fence one can not see the rear adjacent neighboring home. Based on the above facts presented herein, it is the applicant's belief that privacy of use and enjoyment of the neighboring properties will not be compromised by the proposed addition.

2. **Addition shall not visually intrude upon the character, scale and pattern of houses along the street frontage**: The proposed addition is to the rear of the existing home and will not affect the character, scale, and pattern of the houses along the street frontage.

3. **Attached Photos/ Drawings to demonstrate compliance**:

    1. Site plan showing adjacent houses and privacy fences.

BZA
Case No. 17251
Exhibit No. 5

Board of Zoning Adjustment
District of Columbia
CASE NO. 17251
EXHIBIT NO. 5