BURDEN OF PROOF FOR SPECIAL EXCEPTION

1002 N Street, N.W. Washington, D.C. 20001

The proposed addition to the back of the home at 1002 N Street, N.W., will be residential in nature, and will be in harmony with the residential character of the area. 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:

A. Light and air:
The property is a currently non-conforming semi-detached single family dwelling of the same age and style as one other similar immediately neighboring dwelling; the two dwellings are the only homes on the block, and are at the north end of and perpendicular to a street of attached dwellings (rowhouses). These two dwellings are unique to the neighborhood in that the rest of the neighborhood is duplex, flat or rowhouse dwellings. The location of the home, adjacent to the alley, positions it in line with the back yards of the rowhouse neighbors. The proposed addition to the back of the home is modest in size, extending 15 feet to the rear of the existing structure to a high existing privacy fence. The light and air of the adjacent property to the east is not affected as the proposed addition does not project closer than the existing home. The light and air of the adjacent property to the south is not affected as the proposed addition abuts a rear yard, and does not impede light or air from the west. There is an alley to the west of the home.

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B. Privacy and enjoyment of neighboring properties:
As stated under item A above, there is an existing privacy fence between the home and the neighbor to the south, separating the properties and the rear yards. The privacy of the dwelling to the south will be maintained as there are no windows proposed on the elevation facing the adjacent property to the south. This proposed exterior wall will be finished in keeping with the historic nature of the existing home. The proposed addition will not be any closer to the neighboring dwelling on the east; it will actually be stepped back from the existing east-facing wall of the home, to reflect the historic character of a dependency. The proposed addition will have windows facing the yard to the east, and the alley to the west. 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 unduly compromised from present use.

C. Addition, together with the original building, as viewed from the street and alley, shall not substantially visually intrude on the character, scale and pattern of houses along the subject street frontage:
The proposed addition is to the rear of the existing home, and will not affect the character, scale and pattern of the dwellings along the street. Moreover, recognizing the impact of a view from the perpendicular street, owner is proposing that the addition be designed to step back from the current wall-line, fostering the aspect of a dependency in the addition.

D. Demonstrating compliance through graphical representations:
Photographs from various angles; elevation and section drawings; and a site plan showing adjacent houses, alley and privacy fences are attached.

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17314
EXHIBIT NO. 8

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