2815 Ordway Street, NW
Washington, DC 20008
Zone R-2, Square 2068, Lot 72

Burden of Proof for Special Exception

3104 - Special Exceptions
Type of Special Exception: Addition to one-family dwelling
Section in which the condition is specified: Section 223

223.3 - The lot occupancy of the dwelling or flat, together with the addition, shall not exceed fifty percent (50%) in the R-2 District.

This special exception will be consistent with the general intent and purpose of the Zoning Regulations and Zoning Map

- The addition to our single family dwelling located in the R-2 district will not exceed the lot occupancy cap of 50% as permitted by a special exception in article 223.3.

This special exception will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and Map

- Our property is bordered on one side by a residence. We have shared our architectural drawings and discussed our plans with this property owner, Francis J. Rienzo. He endorses our planned construction, and has written a letter stating his support (enclosed in application).

- Our side and rear property lines are contiguous with public allies. The rear entrances of commercial structures run along the other border of these allies.

- Our front property line borders the sidewalk on Ordway Street. Because the deck will be constructed behind the house, there will be no impact on this area.

BZA
Case No. 17394
Exhibit No. 4

Board of Zoning Adjustment
District of Columbia
CASE NO. 17394
EXHIBIT NO. 4