



March 18, 2016

Burden of Proof and Use Statement
1018 9TH ST NE Residence BZA Application

The existing use of the property is a single family residence and the project maintains that current use with no change. It will continue to be used as a single family residence.

As the property is at the end of the row on this particular block and is a unique size and shape, smaller than the other lots, and more limited in terms of the lot occupancy coverage of other properties on the block. The current lot occupancy is an existing condition from the time the building was built, prior to 1958, and is only 3% over the current limit. The proposed addition does not increase the lot occupancy and is built only over the top of the existing footprint.

The proposed addition is at the north end of the block and therefore will have no impact in terms of blocking light and air to the neighboring property to the south. The property is bordered by alley and road ways on the north and west. So any new shadow lines caused by the addition will fall directly on the subject property or into the alley and not on any other properties.