



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.

Added April 13, 2016

The proposed roof deck is accessed by the single stair enclosure which extends only 6'-5" above the top of the roof (as the roof deck itself is sunken) into the body of the roof to be screened from view from all sides). The stair is located as along the southern edge as that minimizes its visual impact on the "open" corner north side of the property. As this will be on the north side of any neighboring structure it cast no shadow on the neighboring property and has no impact on neighboring roof elements.

As to the existing "peak" on the front façade at the roof line, this will be replaced with a similar dormer element that maintains the same angle as the existing element, but allows for a more full window.

Neighbors adjacent to and surrounding the subject property have been presented with the plans as described here and have provided signatures in support of the project. Those multiple signatures are attached here.

I, DAMON B. GIBBS, of 1015 9th ST NE, NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Kristi Zobel, of 901 L ST NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Bethany J. Price, of 900 Kent Pl NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002. 

I, Chris Daniels, of 909 Kent Pl NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Markell Reeves, of 1014 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, RONCE ALMOND, of 907 KENT PLACE NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Vacant/Flip, of 1012 9th ST NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Vacant/Flip, of 1010 9th ST NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, CHUCK WESTOVER, of 1004 9th ST NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Shree Chauhan, of 1006 9th St. NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Jennifer Hamm, of 1002 9th St. NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Sean Morrison, of 1007 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Stoney Burke, of 1009 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Raffus E. Akkum, of 1011 9th St N.E., fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, GEORGE BERGE, of 1017 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Barbara, of 825 L St. NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, SCOTT BEATH, of 827 L St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Noelle Sment, of 829 L St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Frankie W. Hoff, of 1008 9th St N.E. Wash. DC 20002, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Brenda C. Dean, of 1000 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Louise Carey, of 1013 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, Jeta Holland, of 1016 9th St NE, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

I, _____, of _____, fully support the renovation plans of Marc Ross and Thatcher Sloan at 1018 9th ST NE Washington DC 20002.

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