

# DAVID BENJAMIN DOUGLAS

## **BURDEN OF PROOF**

September 15, 2017

Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

Re: **BZA Application**  
**Square 3558 Lot 51**  
**2339 Third Street, NE**  
**Washington, DC 20002**

### Background

I am the owner of a single-family house currently consisting of 944 sq. ft. I am proposing an addition of 332 sq. ft. for a total house size of 1,276 sq. ft. I wish to build an addition because the house is currently too small for my family and this will only get worse, as the family gets larger. In the proposed addition, I wish to build a proper kitchen (the current kitchen is not large enough for present day appliances) and an eating/family room area. On the second floor I wish to build a master bedroom.

### Zoning

The property is in Square 3558. Square 3558 has 3 different zones consisting of R-3, RF-1 and MU-4. My property is in the R-3 zone.

### Lot Coverage

The existing lot coverage is 58% and with the addition the proposed coverage will be 70%. I am requesting a variance from §D304.1.

The size of the property makes it difficult for the owner to construct a small addition to accommodate his family.

Granting the application will not have an adverse affect on the use or enjoyment of abutting/adjacent property owners. Please see the neighbor support letters.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations for Square 3558.

### Rear Yard

The existing distance from the rear of the house to the alley is 26 feet. With the proposed addition the distance from the rear of the house to the alley will be 16 feet. I am requesting a variance from §D306.2.

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19669  
EXHIBIT NO.11

Please note once the proposed addition is built the distance from the rear of the proposed addition will then be 10 feet from the rear of the neighbor's house.

The size of the property makes it difficult for the owner to construct a small addition to accommodate his family.

Granting the application will not have an adverse affect on the use or enjoyment of abutting/adjacent property owners. Please see the neighbor support letters.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations for Square 3558.

#### Parking Space

With the proposed addition the distance from the rear of the house to the alley will be 16 feet. I am requesting a special exception from §C703.2 to accommodate 1 parking space.

The size of the property makes it difficult for the owner to construct a small addition to accommodate his family and to park a car.

Granting the application will not have an adverse affect on the use or enjoyment of abutting/adjacent property owners. Please see the neighbor support letters.

Granting the application will not be inconsistent with the general intent and purpose of the zoning regulations for Square 3558.