



BZA Application

Application # B2307935 BZA Tmp 3404 BZA 21171	Re: Statement of review standards and Burden of proof
To: Board of Zoning Adjustment	Project location: 1374 Taylor St NW Washington DC 20011
From: Ileana Schinder, Architect 6316 2 nd Street NW Washington DC 20011 ile@ileanaschinder.com	Date: October 11, 2024

BURDEN OF PROOF

Subtitle U 301.1(e) – Matter of Right Uses (RF)

An Accessory building constructed as a matter-of-right after January 1, 2013, and that is located within a required setback shall not be used as, or converted to, a dwelling unit for a period of 5 years after the approval of the building permit for the accessory building, unless approved as a special exception.

Applicant Comment: the proposed accessory structure shall be used as a dwelling and is to be used as a dwelling unit immediately after completion. This use will not interfere with the neighborhood use of public space, its privacy nor safety.

Subtitle X901.2 – Special Exception Review Standards

The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

	Requirement	Applicant Response
a	Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;	The proposed project fits within the size and mass of buildings intended to occupy the rear portion of the lots
b	Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and	Based on its size and location of openings, the project will no mean loss of privacy, security nor quality of life of neighboring properties.
c	Will meet such special conditions as may be specified in this title.	Meets all conditions of section X901