



GENERAL CONTRACTOR LLC

TEAMWORK, TALENT & TRUST

15210 Dino Drive, Suite A

Burtonsville, MD 20866

info@tttcontractors.com

MHIC No.: 113973

(301) 275-5183

DC HIC No.: 410519000556

BURDEN OF PROOF STATEMENT- SPECIAL EXCEPTION REQUEST

Application No.: BZATmp6891

Property Address: 115 Rock Creek Road, NW

Applicant: Eduardo Trigueros / TT&T General Contractor, LLC

This statement is submitted in support of a request for special exception relief for the construction of a new accessory deck at the above-referenced property, located within the RA-1 zoning district.

The proposed deck is intended solely for recreational and personal residential use and will be accessory to the principal dwelling. The existing lot occupancy is approximately 50.1%, and the proposed deck will increase lot occupancy to approximately 61.6%, necessitating special exception relief.

Subtitle F § 5201.4 – Review Standards

(a) Light and Air

The proposed deck will not unduly affect the light and air available to neighboring properties. The structure is open in nature and typical of residential accessory decks, and it will not obstruct significant light or ventilation to adjacent dwellings.

(b) Privacy

The proposed deck will not unduly compromise the privacy of neighboring properties. The use is limited to normal residential activities such as seating and lounging. The design and placement are consistent with similar decks in the surrounding neighborhood, and no unusual conditions are introduced that would create privacy concerns beyond typical residential use.

(c) Character, Scale, and Pattern



GENERAL CONTRACTOR LLC

TEAMWORK, TALENT & TRUST

15210 Dino Drive, Suite A

Burtonsville, MD 20866

info@tttcontractors.com

(301) 275-5183

MHIC No.: 113973

DC HIC No.: 410519000556

The proposed deck, when viewed from the street, alley, or other public ways, will not substantially visually intrude upon the character, scale, and pattern of neighboring homes. Decks of similar size and function are present on adjacent and nearby properties, and the proposed structure is consistent with the established residential pattern of the neighborhood.

(d) Supporting Documentation

Graphical representations, including plans and supporting documentation, have been submitted to demonstrate the relationship of the proposed deck to adjacent properties and public views, in compliance with this section.

Subtitle X § 901.2 – General Special Exception Criteria

(a) Harmony with Zoning Regulations

The proposed deck will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Map. The use is residential in nature and consistent with the RA-1 district.

(b) No Adverse Impact

The proposed deck will not adversely affect the use of neighboring properties. It is accessory in nature and will not introduce noise, traffic, or other impacts beyond what is typical for residential use.

(c) Compliance with Special Conditions

The application meets the specific requirements for special exception relief under the applicable zoning provisions, including the demonstration that the proposed accessory structure will not create adverse impacts on neighboring properties.



GENERAL CONTRACTOR LLC

TEAMWORK, TALENT & TRUST

15210 Dino Drive, Suite A
Burtonsville, MD 20866

info@tttcontractors.com

MHIC No.: 113973

(301) 275-5183

DC HIC No.: 410519000556

Based on the foregoing, the requested special exception meets the applicable criteria and should be granted.

Sincerely,

Monique McCray

Monique McCray

04/10/2026

Date