



BZA Application

Application # B2110122	Re: Statement of review standards and Burden of proof
To: Board of Zoning Adjustment	Project location: 428 11th Street SE Washington DC 20003
From: Ileana Schinder, Architect 6316 2 nd Street NW Washington DC 20011 ile@ileanaschinder.com	Date: December 6, 2021

BURDEN OF PROOF

E304. Lot Occupancy

E304.1 the maximum permitted lot occupancy in the RF-1 zone shall be as set forth in the following table

TABLE E § 304.1: MAXIMUM LOT OCCUPANCY

STRUCTURE	MAXIMUM PERCENTAGE OF LOT OCCUPANCY
Detached dwellings; Semi-detached dwellings; Row dwellings and flats; Places of worship	60%
Conversion of a building or structure to an apartment house	The greater of 60% or the lot occupancy as of the date of conversion
An apartment house that existed prior to 1958 and has been in continuous use as an apartment house	60%
All other structures	40%

EXISTING LOT OCCUPANCY: 59%, Max allowed 60%

PROPOSED: 70%.

DEVIATION: 10%

Based on the compact shape of the lot, it is estimated that the proposed deviation from the maximum allowable lot occupancy does not present a negative impact to the neighboring properties.

E-306 Rear Yard

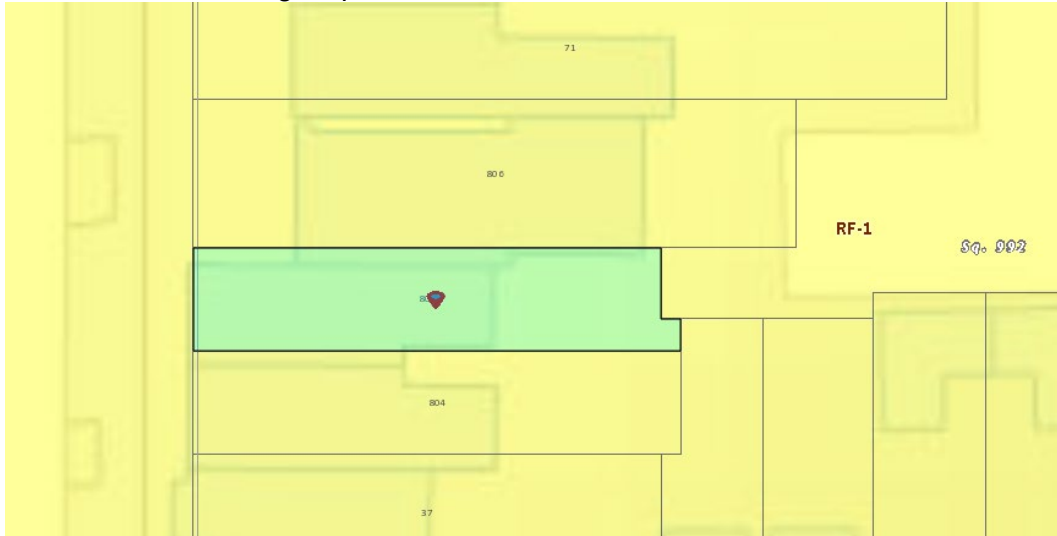
E-306.1 A Minimum rear yard of 20'-0" shall be provided in the RF-1 zones

EXISTING REAR YARD: 25'-0"

MAXIMUM ALLOWED 20'-0"
PROPOSED REAR YARD: 17.2'

Based on the existing rear property line. The proposed rear yard is 14'-0" at its shortest point and 17'-0" at its deepest point. The rear property line matches the existing building rear plane of north adjoining property (SSL 0992-806). The proposed addition is the minimum feasible based on a 1-bedroom addition.

Source: DCOZ Zoning Map



E-205 Rear Yard

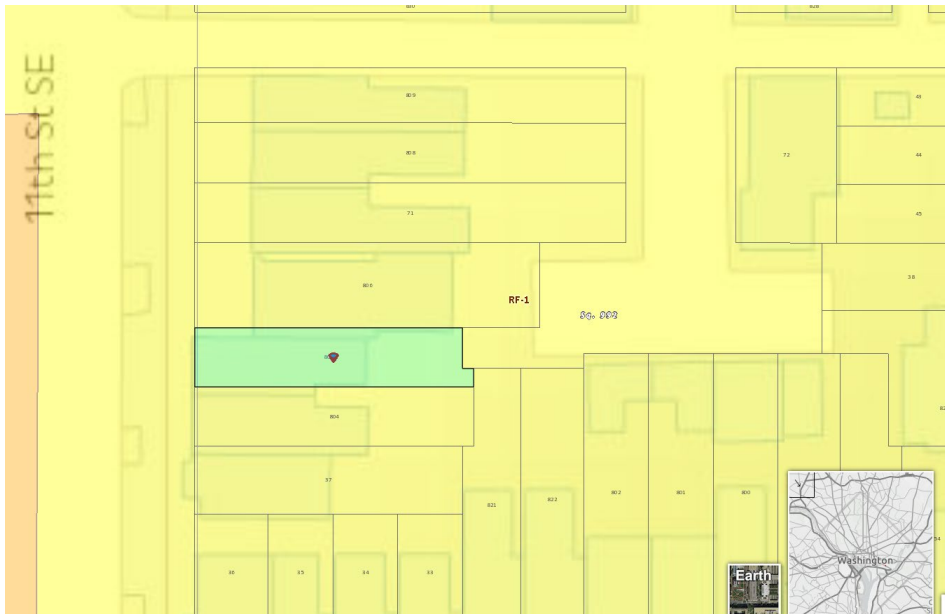
E-205.4 Notwithstanding 205.1 through 205.3 (see 306.1) a rear wall of a row or semi-detached building shall not be constructed to extend farther than 10'-0" beyond the farthest rear wall of any adjoining principal residential building on any adjacent property.

E-205.5 A rear wall of a row or semi-detached building may be constructed to extend farther than 10'-0" beyond the farthest rear wall of any principal residential building on any adjacent property if approved as a special exception pursuant to Subtitle X, Chapter 9, and subject to Subtitle U 5201 if applicable

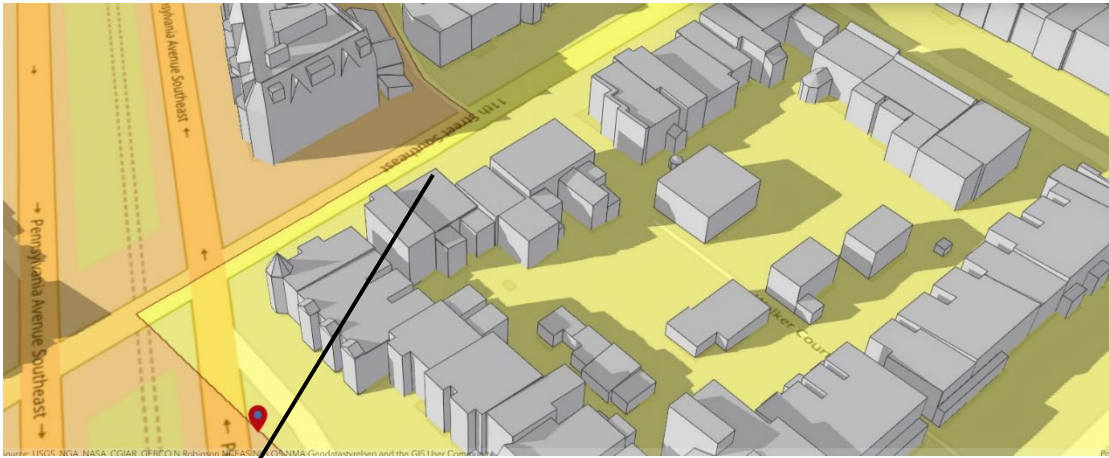
PROPOSED REAR ADDITION 12'-0"
ADJOINING ADDITIONS: 23'-6" NORTH, 0 SOUTH
PARTY WALL LOCATION: NORTH

The 12'-0" proposed rear addition shares the party line with a property to the north. The proposed addition will be 20'-0" less than the existing building to the north (SSL 0992-0806). The proposed 12'-0" addition maintains the open court to the property on the south (SSL 0992-0804).

Source: DC Zoning Map



428 11th Street SE



428 28th Street SE