

4921 1st St. NW

Burden of Proof Statement

Board of Zoning Adjustments
441 4th St., NW, Suite 210-S
Washington, D.C., 20001

We are requesting a special exception under Subtitle X § 901.2 of which both subsection (a); the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, as well as subsection (b); the special exception will not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps. The addition of the two proposed units to the existing multi-family building would certainly be in harmony with the general purpose of providing housing to multiple smaller family units at a more affordable price point and efficient use of space than single family units. The proposed units would also not adversely affect the use of neighboring properties as this proposed project is nearly identical to the project already completed by the same owner at 4917 1st St. NW. The aforementioned project at 4917 1st St. NW was approved and completed more than 2 years ago and has not had any impact on the neighboring properties.