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February 12, 2019

DC Office of Zoning
441 4th Street NW
Washington, DC 20001

RE: Burden of Proof Letter – BZA Special Exception - 4844 Reservoir Rd NW

Our client, Mariela Licha Salomon of 4844 Reservoir Rd NW, is seeking special exception for an expansion into a side yard for an existing non-conforming structure. We believe this will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps, and will not adversely affect the use of the neighboring properties in accordance with the Zoning Regulations and Maps.

1. How will the proposed special exception be consistent with the general intent and purpose of Zoning Regulations and Maps?
 - The zoning regulations allowed for an 8 foot side setback, which is consistent with single family detached dwelling units. However this is not consistent with the semi-detached structures currently in the R-1-B zone.
2. How will allowing the use not adversely affect the use of the neighboring property (traffic, noise, lighting, etc.)?
 - The addition of the enclosed rear addition and trellis coverings on the side yard will have no direct impact on traffic or noise. Lighting will be minimal and controlled to allow a safe path to the entrance of the semi-detached house.

If you have any questions or comments, please do not hesitate to contact our office.

Sincerely,

Thomas Manion, AIA

Thomas Manion AIA, Principal Architect
MANION + ASSOCIATES, ARCHITECTS P.C.

Board of Zoning Adjustment
District of Columbia
CASE NO.20036
EXHIBIT NO.11