

Burden Of Proof
Special Exception Application

To: Board Of Zoning Adjustment (BZA)
441 4th Street, NW, Suite 200S, Washington, DC 20001

From: Desiree and Gregory Wright
Owner/Applicants
2610 Monroe St., NE, Washington, DC 20018

Date: June 14, 2024

Re: BZA Application for left side yard relief at 2610 Monroe St., NE, Washington, DC 20018 (Square 4312, Lot 0008)

Desiree and Gregory Wright owners of the aforementioned property, hereby requesting Special Exception relief under section **DCMR Chapter 5201.4**, to grandfather and approve the original non-conforming structure of the left side yard of three-point-nine feet (3.9ft); and enlarged/raised the roof of the attic to the new principal dwelling building.

1. The light and air available to neighboring properties shall not be unduly affected.
2. The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.
3. The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage.
4. In demonstrating compliance with paragraphs (1), (2), and (3) of this subsection, the graphical representations such as plans, photographs, or elevation and section drawings sufficient is represented. In relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.

The original non-conforming left side yard of 3.9ft structure of the house, does not meet the minimum of five feet (5 ft) **DCMR Chapter 208.7**, and an extension for addition may be to the roof of the building; provided that there was no additional added to the width of the existing side yard/s of the house/building, and shall not be reduced or eliminated.

Requesting the Board Of Zoning Adjustment Authorized is under Chapter 8 of the Zoning Act D.C. Official Code **Chapter 6-641.07(g)(2)**, and Subtitle X **Chapter 901.2**, to grant a special exception in harmony with the general purpose and intent of the Zone Plan and will not tend to adversely affect the use of neighboring, property, subject in each case to the special conditions

specified. Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific regulatory requirements for the requested relief are met.

1. Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps
2. Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps