

BURDEN OF PROOF STATEMENT

Property Address: 903 R Street NW, Unit 2

Square/Lot: 0363 / 2010

1. Introduction

This statement is submitted on behalf of the applicant in support of a request for a **special exception** pursuant to Sections **E-210.1, E-5201.1(a), and X-901.2** to allow the installation of a **rear deck and spiral stairs** at the property located at 903 R Street NW, Unit 2. The requested relief is required due to a modest increase in **lot occupancy** and **building area** beyond the by-right allowances, specifically an increase of **3% for lot occupancy** and less than **2% for building area**.

The proposed project seeks to enhance the property's functionality while maintaining its existing use as part of a two-unit flat. The addition is modest in scope and scale, aligns with the intent of the RF-1 zone, and does not adversely impact neighboring properties or the surrounding community.

2. Compliance with Zoning Regulations

The proposed project is fully consistent with the **purpose and intent** of the RF-1 zoning district, which is to promote residential stability and preserve existing residential character. By adding a rear deck and spiral stairs, the project enhances the usability and livability of the property while respecting the broader goals of the zoning code.

The requested relief is narrowly tailored to address specific dimensional constraints:

- **Lot Occupancy:** The proposed project increases lot occupancy to 63%, exceeding the maximum allowable 60% by a minimal 3%.
- **Building Area:** The proposed building area represents a less-than-2% deviation from the by-right allowance.

These deviations are modest and do not result in a project that overwhelms the property or disrupts the harmony of the neighborhood.

3. Impact on Public Good

The proposed addition has been carefully designed to ensure that it does not adversely affect the public good or neighboring properties:

- **Light and Air:** The deck and spiral stairs are open in design, minimizing any potential obstruction to light and air circulation for neighboring properties.
- **Privacy:** The modest scale and placement of the addition ensure no undue impact on privacy for adjacent properties. The project has been designed with the intention of preserving the quiet enjoyment of surrounding residences.

- **Neighborhood Character:** The design complements the architectural style of the property and aligns with the aesthetic character of the RF-1 district, ensuring that the neighborhood's integrity is maintained.

The minimal differences between the proposed and by-right dimensions demonstrate the project's negligible impact on the overall environment of the area.

4. Unique Property Conditions

While the applicant does not seek to rely heavily on claims of unique physical conditions, it is worth noting that the property's modest lot size and configuration make strict compliance with the zoning regulations a practical challenge. The requested relief allows the applicant to make reasonable use of the property while adhering to the overarching goals of the zoning regulations.

5. Similar Approvals in the Area

The requested relief is consistent with numerous approvals for similar projects in the immediate area. Within this ANC, there are more than a dozen examples of properties receiving zoning relief for comparable rear additions, decks, and structural improvements. The proposed project falls well within the scope of what has been deemed acceptable by the Board in the past, further reinforcing its appropriateness.

6. Community Engagement

The applicant is committed to engaging with the community to ensure transparency and address any concerns. A presentation to the **Advisory Neighborhood Commission (ANC)** is planned, and initial outreach to neighboring property owners has indicated no objections. By proactively engaging stakeholders, the applicant seeks to build consensus and demonstrate alignment with community expectations.

7. Architectural Plans and Design

The project includes detailed architectural plans, which have been submitted for review. These plans illustrate the scope and scale of the proposed addition, demonstrating compliance with all zoning regulations apart from the requested relief. The design has been thoughtfully crafted to ensure it remains visually appealing and contextually appropriate within the neighborhood.

8. Environmental and Historic Preservation Considerations

The property is not located within a historic district, and the proposed project does not trigger any historic preservation concerns. Additionally, the project does not introduce any environmental

challenges such as stormwater runoff or loss of pervious surfaces, ensuring it remains environmentally neutral.

9. Conclusion

The requested special exception meets all requirements outlined in Sections **E-210.1**, **E-5201.1(a)**, and **X-901.2**. The proposed project:

- Complies with the intent and purpose of the zoning regulations.
- Enhances the usability and value of the property.
- Preserves the light, air, and privacy of neighboring properties.
- Maintains the aesthetic and functional character of the RF-1 district.

Given the minimal nature of the deviations and the alignment with precedent within the ANC, the applicant respectfully requests the Board's approval of this application.