

BURDEN OF PROOF STATEMENT

916 D Street NE Lot 83 Square 937 Zone RF-1

The proposed project is to add a front porch to an existing single family dwelling in Zone RF-1.

The project requires Zoning relief as a SPECIAL EXCEPTION from required development standards per Title 11-Zoning, Subtitle E (RF Zones) Chapter 2 Development Standards for RF Zones 210.1 Lot Occupancy. The stated maximum lot occupancy is 60%. We are requesting 66%.

We believe the requested special exception meets the standards of Subtitle X 901 as stated below.

The project as proposed will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning maps.

This house was constructed in 1923 and was designed by L.T. Williams who commonly used front porches on the houses he designed.

The 1927-8 Sanborn Maps confirm that the house had a porch on it and the adjacent house enclosed the front porch.

There are 2 flats directly across the street of similar style, both with front porches similar to what we propose. There are many other nearby examples of the same.

The project will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Maps.

The flat attached to the left has an enclosed porch.

The property to the right faces 10th Street NE.

The light and air available to neighboring properties shall not be unduly affected.

The privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The proposed porch addition together with the original building, as viewed from the street, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street.