

BZA Application

Application # B2504028	Re: Statement of review standards and Burden of proof
To: Board of Zoning Adjustment	Project location: 628 15 th Street NE Washington DC SSL 1051 0113
From: Ileana Schinder, Architect 6316 2 nd Street NW Washington DC 20011 ile@ileanaschinder.com	Date: May 6, 2025

BURDEN OF PROOF

Request for area variance relief from provision of Subtitles listed below

Subtitle C-701.14

Standard:

Required parking spaces shall be provided and maintained so long as the structure that the parking spaces are designed to serve exists

Applicant comment: Based on the existing limited depth of the property along with the variety of public transit available on site, we respect an exception on the parking requirement for this project. Enforcing this requirement will prevent the homeowner from implementing this accessory structure. See below for a chart indicating availability of public transit that promotes the use of alternative transportation away from single car ownership in the region.

On a positive note, this project will provide “eyes on the alley” after years of complaint about illegal activities developing on this alley.

Mode of transit	Distance from project (in Miles)
Tram (H & Benning)	0.12
Bus B2	0.08
Bus X8	0.12
Bikeshare (Montello Ave)	0.3
Bikeshare (10 th & Maryland Ave)	0.48

Based on the existing lot conditions, its surroundings, neighboring properties -including a multi-story building and surface parking- only by granting the variances the project is feasible. The combination of all requirements will put the homeowner in a material disadvantage compared to similar properties in the area. Moreover, the granting of the variances will not adversely affect neighboring properties, the neighborhood or the public way.