

Burden of Proof
Special Exemption Application

To: Office of Zoning
Government of the District of Columbia
Suite 210 South
441 4th Street, N.W.

From: Darius Arod
1440 T Street, S.E.
Washington, DC 20020

Date: July 10, 2019

Re: BZA Application for rear yard relief at 1440 T Street, SE
(Square 5605, Lot 0835)

Darius Arod, owner of 1440 T St, SE hereby applies for a Special Exception per DCMR Chapter 5201 to build a deck to the length of an existing one story wing of his house on the east side and porch on the west side of this wing. This existing one story wing (basement garage) is 15ft from the rear property line, the deck and the porch will not extend beyond the rear façade of this wing.

5201 Addition to a Building or Accessory Structure

5201.1 BZA may grant special exception relief

(b) Yards – R3, required 20ft rear yard and 5ft side yards.

5201.2 Special exception relief under this section is applicable only to the following:

(a) An addition to an existing residential building

5201.3 Special exception under this section shall demonstrate no adverse effect.

(a) light and air will remain unchanged, to east the house is 20 feet away, and to the west the house is 23.5 feet away

(b) the privacy of use and enjoyment of the neighbors will not be unduly compromised.

(c) the deck and side porch are both behind the main façade of the house and will not be visible from the street.

(d) Enclosed in this Application for Relief are drawings and photographs which illustrate that this proposed construction will not adversely impact the adjacent properties.

As the owner, Darius Arod, will be reviewing the plans with the neighbors and I will submit letters of “no objection” as I receive them.

Thank you,

