

ANKAINOSIS LLC

Board of Zoning Adjustment
Government of the District of Columbia
441 4th St. NW 20005
Washington, D.C. 20001

RE: BZA Application for: 828 12th ST NE, Washington DC 20002

BURDEN OF PROOF STATEMENT

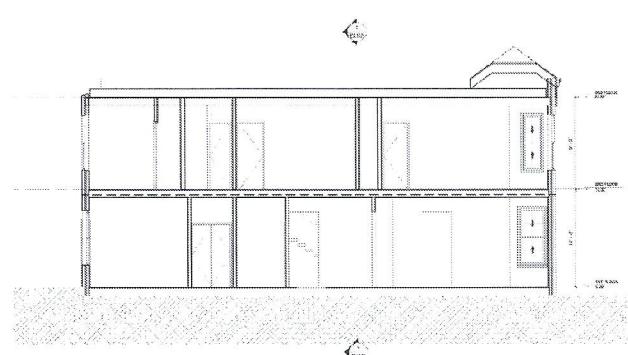
This Statement is submitted by the owner of Anakainosis LLC, Nadine Ranade, of 828 12th ST, NE (Square 0981, Lot 0821). This property is located in the Noma section of the neighborhood, is part of Ward 6 and is zoned as RF1 Zoning District.

This property is the end house on the street and was built in 1910. The house is in unbelievably bad condition needing necessary repairs and requiring structural repairs. I am trying to remodel the house, repair it structurally and make it consistent architecturally as other homes on the street.

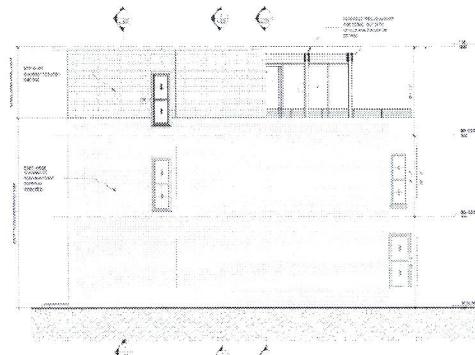
The request as being put forth to the Board of Zoning Adjustment is for a Special Exception for removal of an architectural element from the roof top, thus, seeking exception for zoning sections E-204.1, E-204.4, and X-901.2.

Proposed Improvements:

The proposed architecture resonates with the architecture of newly renovated homes on the street. The existing architectural element could be seen as an architectural inconsistency with the surrounding neighborhood and potentially detract from the overall aesthetic of the area. Please see existing and proposed plans for the house.

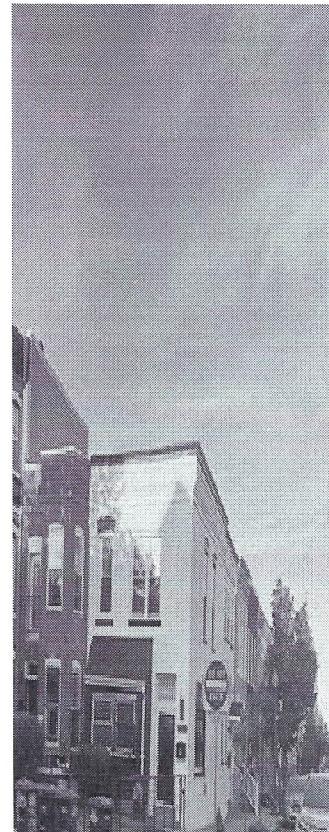
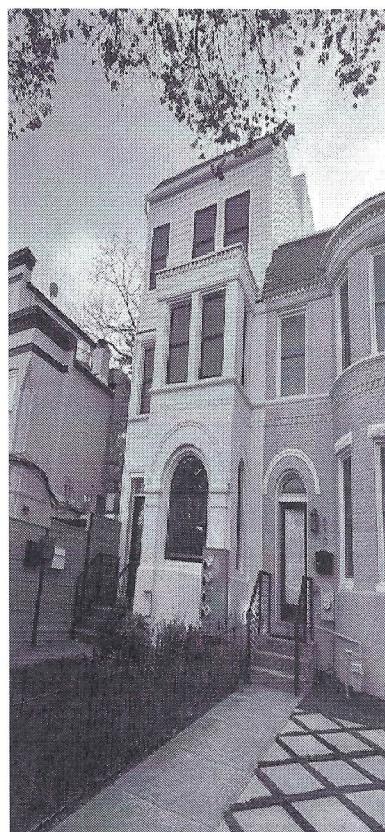
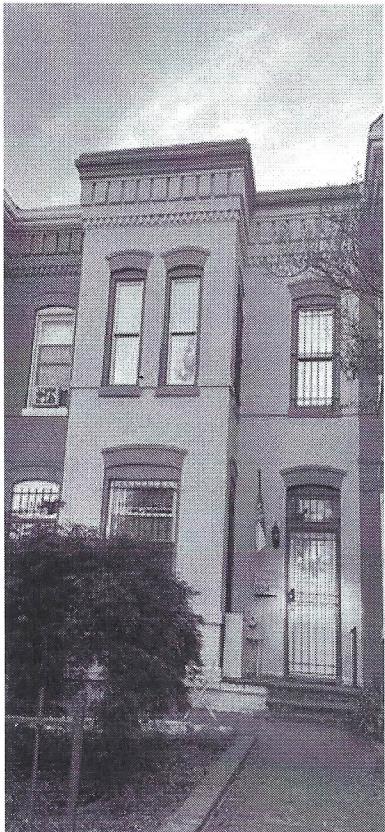


Existing house elevation



Proposed house elevation

This removal of turret, an architectural element will open the roof top for better sun exposure and could be beneficial to neighbors and myself for use of solar energy if considered in the future. Additionally, the house will conform to the newly designed homes on the street. The current architectural element does not blend with the diverse architectural styles found in D.C. and on my street. Please refer to the pictures of houses on the street showing the diverse architectures.



Please note in the pictures of neighboring houses that this type of architectural element (Turret) is not present, thus, removal of this element will conform to the other houses on the street.

Further, I secured services from a solar energy consulting firm to conduct a solar study and ensured that there will not be any impact to any abutting properties as required in the regulations. I have submitted the solar study to zoning administration.

The proposed addition maintains the intent and purpose of the Zoning Regulations, maintaining the standards set forth in E204.4:

1. (a) The proposed construction shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(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; and

(3) The proposed construction, 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;

1.(b) In demonstrating compliance with paragraph (a), the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed construction to adjacent buildings and views from public ways; and

1.(c) The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties, or to maintain the general character of a block.

The drawings provided with this application as well as the photographs of the existing house and its neighboring properties demonstrate that the proposed addition will meet maintain the intent and the purpose of the Zoning Regulations.

The Proposed Addition, taking into consideration the standards set for qualifying for a Special Exception, maintains the standards set forth in X 901.2:

901.2: The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

(a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

The proposed addition will continue to reinforce the RF1 Zoning District in which the property is located. The use of the property will remain for residential purposes which is consistent with a residential neighborhood. The removal of the architectural element and the proposed open area of the roof is still well within the limitations set forth in Zoning Regulations.

(b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

The proposed changes will continue to reinforce the RF1 Zoning District in which the property is located. The use of the property will remain for residential purposes which is consistent with a residential neighborhood. The removal of the architectural element and proposal for an open roof will be well within the limitations set forth in Zoning Regulations. The proposed addition will thus be in harmony with the Zoning Regulations and the Zoning Maps.

(c) Will meet such special conditions as may be specified in this title.

The proposed modification, as noted in the a fore mentioned responses, will comply with any special conditions as so directed by this title.

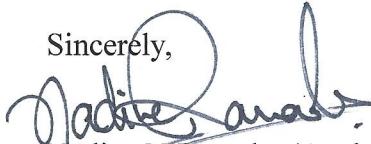
Community Outreach:

In accordance with the requirements for application for a Special Exception, and to inform the community of the proposed removal of the architectural element; please note the following:

1. The Advisory Neighborhood Commission ANC6A has been notified.
2. The neighboring residential property owner directly to the right of the 828 12th ST NE has been shown the drawings of the proposed addition, and provided a letter of support to the owners.
3. The neighboring residential property owner directly to the left of the 828 12th ST NE has been shown the drawings of the proposed addition, and provided a letter of support to the owners.

We thank the Board of Zoning Adjustment for taking consideration of this request, and hope it is in favor to support for our proposal for 828 12th ST NE.

Sincerely,



Nadine N. Ranade, (Anakainosis LLC)