



BZA Application

Application # B2503801	Re: Statement of review standards and Burden of proof
To: Board of Zoning Adjustment	Project location: 4826 Eastern Ave NE Washington DC 20017 SSL 4175 0039
From: Ileana Schinder, Architect 6316 2 nd Street NW Washington DC 20011 ile@ileanaschinder.com	Date: June 23, 2025

BURDEN OF PROOF

Subtitle U 253.8(c)(1-3)

An accessory apartment in an accessory building in an R Zone, except the R-1B/GT or R-3/GT zone, shall be permitted as a matter of right subject to the following conditions (a-b, omitted). C) The permanent access hall be provided for one of the following:

	Requirement	Existing conditions
1	A permanent passage, open to the sky no narrower than 8'-0" in width, and extending from the accessory building to a public street through a side setback or shared recorded easement between properties.	Max side setback from existing front structure 6'-6 1/4"
2	Through an improved public alley with a minimum width of 24'-0" that connects to a public street	Alley width 15'-0"
3	The accessory building is within 300'-0" of a public street accessible through an improved alley with a minimum width of 15'-0"	Distance to public street 522'-0"

Applicant comment: Based on the existing conditions of the lot to receive an accessory structure in the rear illustrate marginal variation from the requirement to the existing conditions. These variations do not present a negative impact to the safety, security to the property or to neighboring structures. As proposed, the variation will not present extreme difficulties to public services to serve, maintain or assist the occupants in case of an emergency. Also, the project as proposed, even with this variation this variation from the zoning requirement does not intrude in the neighbor's ability to enjoy privacy, quality of life nor access to natural light.