



BZA Application

Application # B2505209	Re: Statement of review standards and Burden of proof
To: Board of Zoning Adjustment	Project location: 1231 F St NE Washington DC 20002 SSL 1007 0113
From: Ileana Schinder, Architect ile@ileanaschinder.com	Date: July 24, 2025

BURDEN OF PROOF

Subtitle D-5006.1 MAXIMUM BUILDING AREA

Standard: The maximum building area for an accessory building in an R zone shall be the greater of 30% of the required rear yard area or 450 sq ft.

Applicant Comment: The proposed project does not alter the existing footprint of the accessory structure. All alterations to the existing mass do comply with zoning requirements.

- No alterations to the existing footprint 450 sq ft.
- Existing rear yard 796 sq ft.

Subtitle X 901.2 (a), (b), and (c)

Standard: The Board of Zoning Adjustment is authorized under #8 of the Zoning Act, DC Official Code 6-641.07(g)(2), to grant special exceptions, as provided in this title where, in the judgment of the BZA, the special exceptions:

a	Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps	The proposed building complies with massing regulations except the footprint requirement
b	Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and	The proposed building will not interfere with the privacy, access to natural light or security of adjoining properties.
c	Will meet such special conditions as may be specified in this title	The proposed project complies with all other requirements except surface parking.

Applicant's Conclusion

Based on the existing lot conditions, its surroundings, neighboring properties -including a multi-story building- 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.