



November 17, 2025

### **Statement of Burden of Proof**

2900 Glover Drive NW, Square- 1620; Lot- 0077

#### **I. Project Description**

The property located at 2900 Glover Drive NW, Square- 1620; Lot- 0077 is located in the R-1A/WH zone district. The subject property lot area is 12,939 SF. It is bordered to the north and east by Glover Drive NW and a private driveway to the west. It is bordered to the south by Garfield Street NW. The surrounding neighborhood contains a mix of detached single family residence. The properties to the north and west also provide similar detached single family dwellings. The subject property dwelling is separated from the north property line by a 7.1' wide side yard; from the south property line by a 38.3' wide side yard; from the east (front) property line by 31.4'; and the west (rear) property line by 26.8'.

The Applicant is proposing to convert an existing one story covered porch (52 SF) at the northwest corner of the house to enclosed, conditioned, space on the ground floor. The addition will be 7.1' from the north side property line. This is the same dimension that the current corner of the covered porch is from the north side property line. The existing lot occupancy of the structures on the site is 15.9%. The proposed lot occupancy after the additions is 15.9%. The allowable gross floor area of the house, calculated per the R-1A/WH requirements, is 7,175.60 SF. The existing gross floor area of the house, contributing to total density per the R-1A/WH requirements, is 4,209.50 SF and will remain unchanged as the proposed work is to convert covered porch area to enclosed, finished, area.

#### **II. Satisfaction of the Special Exception Requirements**

Per DC Zoning Section X901.2 the proposed project, as depicted in the attached plans:

- a) is in harmony with the general purpose and intent of the Zoning Regulation and Zoning Maps.
- b) will not affect adversely the use of neighboring properties
- c) meets the special conditions provided in this Section.

Per DC Zoning Section D5201.4 the proposed project, as depicted in the attached plans:

- a) does not unduly affect the light and air to neighboring properties
- b) does not compromise the privacy of use and enjoyment of neighboring properties
- c) does not visually intrude on the character, scale, and pattern of houses long the street or alley frontage

None of the proposed work will have any impact to any existing structures on adjacent existing properties, including any existing attachments to the adjacent roof or the roof itself. Materials, windows, and doors on the proposed project will be compatible with similar properties in the neighborhood.

#### **III. Conclusion**

For the reasons stated above, this Application meets the requirements for special exception approval by the Board, and the Applicant respectfully requests that the Board grant the requested special exception approval.

Signed,

A handwritten signature in black ink, appearing to read "John Linam Jr." The signature is fluid and cursive, with "John" and "Linam" connected by a single stroke, and "Jr." following in a smaller, separate flourish.

John Linam Jr, AIA  
Project Architect