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### **2322 19th Street Special Exception Application: Burden of Proof**

The Applicant for 2322 19th Street seeks special exception relief per Sub U, section 301.1 (c)(2).

The proposed dwelling unit above the proposed garage satisfies the intent of the zoning regulations and is an asset to the community in the following ways:

- There are already two-story alley structures on either side (please see photos).
- HPO has found the structure to be consistent with the alley streetscape and historic district.
- The new garage is wider than the existing garage and, consequently, provides parking for an additional car.
- There is a housing shortage in our region. The proposed dwelling unit adds a dwelling unit in a walkable, transit-friendly neighborhood.

Sincerely,

Carmel Greer, AIA, Authorized Agent