

Date: February 19, 2026

Address: 754 Irving St, NW

Subject: Burden of Proof

Dear DCOZ-

I, the architect hired to design the renovations of the above listed property, do certify that according to Subtitle X §901.2 the rear addition:

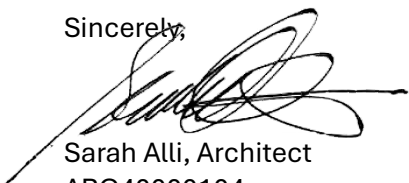
- (a) conforms to the harmony and general purpose of the Zoning Regulation and Maps insomuch as the home is within the same square footage and dimensions of other rowhomes within the immediate row and as evidenced by the photographs accompanying the Application for Special Exception.
- (b) Will not adversely affect the neighboring properties, specifically 765 Irving St, NW.
- (c) Will meet any other special conditions as required by Title X

In compliance with Subtitle X 5201.3, the rear addition will not adversely affect the use and enjoyment of the neighboring property located at 765 Irving St, NW as:

- (a) there is little reduction of direct sunlight. After a solar analysis, there is estimated to be only a 12.5% reduction of direct sunlight onto the rear wall of 756 Irving St. There is no solar energy equipment on the roof. The air ventilation of the adjacent property will not be affected.
- (b) The privacy will be increased for the occupants of 756 Irving St, NW as the exterior wall will have no side windows and there will be a new privacy fence constructed between the properties.
- (c) The height and rear addition of the subject property is very similar in shape and style to other rowhouse properties within the same block, both on the front and the rear facades.
- (d) Design drawings have been provided with the application showing the materiality and design of the subject property and their conformity to the style of the neighborhood.
- (e) Including the proposed addition, the lot occupancy will be 38% (below the 40% requirement). The remainder of the rear yard will consist of permeable pavers and substrate along with grass and other ground covering to prevent excessive stormwater run-off.

The Owner is willing to comply with any adjustments in exterior lighting, building materials, screening or other components as written in Subtitle E §5201.4

Sincerely,



Sarah Alli, Architect
ARC40000104

02/19/2026