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September 7, 2026

Board of Zoning Adjustment
441 4th Street NW, Suite 200S,
Washington, DC 20001

Subject: 205-15th Street NE, WDC 20002 - Rear Addition
DCRA Permit # B-2604998

This is the Statement of Burden of Proof for the proposed rear addition project for the use of Board of Zoning Adjustments considerations:

DOB ZONING ISSUES and PROPOSED BURDEN OF RELIEFS:

1. Special Exception for Rear Yard Setback Requirement Zoning Section #E.207.1, E-5201.1(b) X-901.2: This is a proposed addition to a single-family residential building on a non-alley and corner lot that has an existing rear yard less than 20 feet. The current rear property line is set in an angle such that the rear yard varies from 14.3 feet to 5.7 feet as indicated on the DCOZ memorandum of referral. The required 20 feet rear yard is not physically feasible. Please consider this as the burden for the requested special exception relief defined on 5201.1.(b) for rear yard setback.
2. Special Exception Allowable Lot Occupancy Requirement Zoning Section #E-210.1, E-5201.1(a); X-901.2. The proposed building addition for this single-family residential building is on a non-alley and corner lot that yields only 1,212 sf which is 33% less than the typical 1,800 sf lots. Current regulation for Lot Occupancy is 60%. The proposed lot occupancy is 64% which exceed the allowed lot occupancy by only 4%. The regulation #5201.1(a) allows up to seventy percent 70% for all new and existing structures on the lot. Since the lot area is already smaller than the allowed, and the property being a corner lot, it has the burden of limited area for any addition. Please consider this burden for the requested special exception relief defined on 5201.1.(a) and accept 64% lot coverage.

If you have any additional request for information, please advise.

Best Regards,

C. Kaya Biron

C. Kaya Biron, AIA
Principal, WE DESIGN BUILD, Owner's Representative