



8360 Greensboro Drive, Suite 323, McLean, VA 22102

T. 202-438-4965 E:wedb@wedb.com

www.wedb.com from Concept to Construction

September 11, 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 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. Additionally, the rear property line is set in an angle that 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. Additionally, the neighboring properties have no windows facing this rear yard addition.
 - a. Subtitle E-5201.4 .1 The light and air available to neighboring properties shall not be unduly affected:
 - b. Response: The privacy and use of neighboring properties shall not be unduly compromised;
 - c. Response: The proposed addition together with the original building as viewed from the street shall not substantially visually intrude upon the character, scale and pattern of houses of houses along the street.
 - d. Response: In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.
 - e. Subtitle X.901.2: The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:
 - f. Response: The proposed addition will be in harmony in general purpose and intent of of the Zoning Regulations and Zoning Maps ;Will be in harmony with the general purpose and intent of Zoning Regulations and Zoning Maps
 - g. Response: The proposed addition will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;



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2. Please consider this as the burden for the requested special exception relief defined on 5201.1.(b) for rear yard setback.
3. Special Exception Allowable Lot Occupancy Requirement Zoning Section #E-210.1, E5201.1(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%. The lot occupancy with the proposed addition will 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 proposed addition lot coverage is 64% which is within this allowance of 70%, please consider this corner lot with its current smaller area as the burden for the requested special exception relief defined on 5201.1.(a) and accept 64% lot coverage.
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 - e. Subtitle X.901.2: The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:
 - f. Response: The proposed addition will be in harmony in general purpose and intent of the Zoning Regulations and Zoning Maps ;
 - g. Response: The proposed addition will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps

Best Regards,

C. Kaya Biron

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