

August 12th, 2026

Burden of Proof Statement

Special Exception Pursuant to 11 DCMR Subtitle D §§ 207.1 and 5201.1(b), and Subtitle X § 901.2

I, Xiomara De Leon Medina, respectfully request special-exception relief pursuant to 11 DCMR Subtitle D §§ 207.1 and 5201.1(b), and Subtitle X § 901.2, to construct a rear deck and associated stairs at the existing residential property in the R-2 zone.

Subtitle D § 207.1 — Rear Yard

Subtitle D § 207.1 establishes a minimum rear-yard requirement of 20 feet for the property. The proposed rear deck and associated stairs will result in a rear yard of approximately 16.6 feet, requiring 3.4 feet of relief from the required 20-foot rear yard.

The proposed deck measures approximately 14 feet 8 inches by 6 feet, with associated stairs approximately 8 feet 1.15 inches wide.

Subtitle D § 5201.1(b) — Special Exception

I am requesting relief pursuant to Subtitle D § 5201.1(b) to permit the proposed reduction of the required rear yard.

The proposed deck and stairs are accessory improvements to the existing residential dwelling and will not change the property's residential use. The requested relief is limited to the rear-yard requirement necessary to accommodate these improvements.

Subtitle D § 5201.4(a-d) — Special Exception

I am requesting relief pursuant to Subtitle D § 5201.4(a-d) as I can state that the privacy of use and enjoyment of neighboring properties shall not be unduly compromised.

The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage; and in demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, I 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.

Subtitle X § 901.2 — General Special-Exception Standard

The proposed relief is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps because the property will remain a residential dwelling in the R-2 zone, and the proposed deck and stairs are accessory residential improvements.

The project will not introduce a new or incompatible use or alter the residential character of the property. Given the limited size and residential purpose of the improvements, the proposed deck and stairs will not tend to adversely affect the use of neighboring properties.

For these reasons, I respectfully request that the Board of Zoning Adjustment grant the requested special-exception relief pursuant to Subtitle D §§ 207.1 and 5201.1(b), and Subtitle X § 901.2, permitting construction of the proposed rear deck and associated stairs as shown on the submitted plans.

A handwritten signature in black ink, appearing to read 'Xiomara De Leon Medina'. The signature is fluid and cursive, with a large initial 'X' and a long, sweeping underline.

Xiomara De Leon Medina