



October 10, 2017

Burden of Proof and Use Statement
5148 Linnean Terrace NW Residence BZA Application

The existing use of the property is a single family detached residence and the project maintains that current use with no change. It will continue to be used as a single family residence.

This request meets the requirements of 5201.3 according to the following points:

- a) The addition is removed from the property lines in compliance with setback requirements, remains under height restrictions, and therefore does not significantly impact the light and air of adjacent properties
- b) Windows on the sides of the addition are kept minimal, as illustrated in the exterior elevations, so as to not compromise privacy of use and enjoyment of neighboring properties
- c) The exterior elevations illustrate a proposed two story structure in total height as viewed from the street and therefore shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street frontage
- d) Please see the graphic representations of the proposed addition in the architectural drawings submitted as part of this package
- e) The proposed lot occupancy of the structure with the addition is 37%, under the 50% maximum allowance

This request meets the requirements of X-901.2 according to the following points:

- a) The submitted plans illustrate a design that is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps
- b) The submitted plans illustrate a design that not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps
- c) The submitted plans illustrate a design that meet such special conditions as may be specified in this title