

To whom it May Concern:

Please see below the edits for the burden of proof statement for the special exception for 2214 Douglas St NE Washington DC 20018. Statements are made in bold below the corresponding section.

5201.3 An applicant for special exception under this section shall demonstrate that the proposed addition or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected;

Light for neighboring properties will not be unduly affected by this proposed structure. The areas of neighboring properties are currently shaded by trees and storage structures located in neighboring properties, the proposed structure has little to no effect on neighboring properties.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised; Subtitle D-52

The privacy of use and enjoyments of neighboring properties will not be unduly compromised by proposed structure. The sight line into neighboring properties is currently obstructed by existing trees in neighboring properties as well as storage structures located in neighboring properties. The proposed structure does not compromise enjoyment or privacy. The proposed structure will increase enjoyment and privacy to the proposed property (2214 Douglas St NE) by decreasing sightlines from a public alley into a private property.

(c) The addition or accessory structure, together with the original 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 subject street frontage;

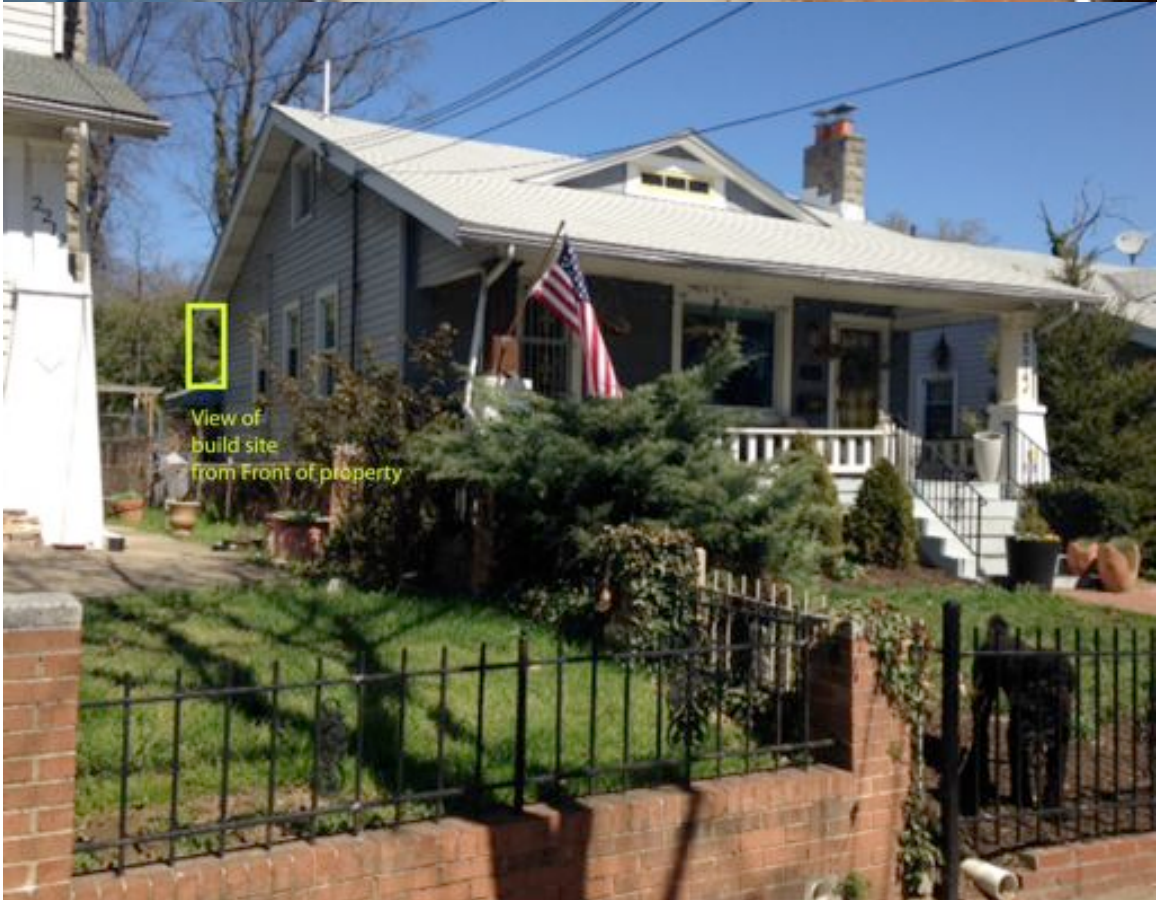
The proposed structure will not substantially visually intrude upon the character, scale and pattern of houses along the street frontage. The proposed structure was designed to fit in the character of the neighborhood.

(d) 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 or accessory structure to adjacent buildings and views from public ways; and (e) The Board of Zoning Adjustment may approve lot occupancy of all new and existing structures on the lot as specified in the following table: TABLE D §

See photos below outlining the view of build site of proposed structure from the east and west neighboring properties. Images contain a yellow outline detailing where the proposed structure will be able to be viewed from public ways, including Douglas St NE (front of property) and the Alley located behind Douglas St NE (rear of property.) The only neighboring properties that can view the proposed build site are the properties between 2206-2210 Douglas St NE 2609 22nd St., 2605 22nd St., 2601 22nd St., 2600-2606 24th St., as these are the only houses with access to the Ally. The property owners to the North of the proposed build site do not have rear property access the Alley and there are no sight lines into the proposed build site from the North side of the ally.



View of build site from front of property



View of build site from front of property



View of build site from Rear of property (from East)



Build site from Rear of property (from West)



5201.3: MAXIMUM PERMITTED LOT OCCUPANCY Zone Maximum Lot Occupancy R-3 R-13 R-16 70% R-20 – attached dwellings only 70% R-20 – detached and semi-detached dwellings All Other R zones 50%

The proposed structure does not exceed the Maximum Lot Occupancy for the Zone where the property is located.

5201.4 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

5201.5 This section may not be used to permit the introduction or expansion of a nonconforming use as a special exception. 5201.6 This section shall not be used to permit the introduction or expansion of nonconforming height or number of stories as a special exception.