

Statement of Applicant
Application for 645 16th Street, N.E. (Square 4540, Lot 0292)
PRELIMINARY STATEMENT OF COMPLIANCE WITH BURDEN OF PROOF

This statement is submitted by Demetra Weir (the "Applicant"), the owner of Lot 4540 in Square 0292, which has a street address of 645 16th Street N.E. (the "Property") in support of a request for special exception pursuant to Special exception pursuant to E-205.5 for the rear wall of an attached building that does not comply with E-205.4 (X-900.2)

INTRODUCTION AND NATURE OF RELIEF SOUGHT

The property 645 16th St NE is zoned FR-1 and is a vacant lot that sits between 647 16th St NE and 621 16th St NE. The proposed improvements on the Property consist of building a two family flat in one structure. The applicant proposes to construct the new property as the same length and design as the adjacent property 621 16th St NE which requires relief for the structure's rear wall to proceed further than 10ft. Demetra Weir (the "Applicant") is also the owner of 647 16th NE (the shorter length existing property) .

Please grant this approval for the special exception because:

- A. The project is a new construction with one (1) principal dwelling unit.
- B. The new construction will not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwellings or properties.
- C. The new construction will be a replica of the existing adjacent property 621 16th NE
- D. The owners of the adjacent property 621 16th St NE have been made aware of the future structure and are not opposed.

CONCLUSION

645 16th St NE is a vacant lot that sits between 647 16th St NE and 621 16th St NE. The applicant is the owner of the adjacent existing property 647 16th St NE and both lots are 17 feet wide each. The applicant proposes to build a two family flat that will be owner occupied and designed as the same structure and length as the existing 621 16th NE. The immediate neighbors have been placed on notice and are not opposed to the new construction or the length. 621 16th St NE (a corner lot property) was built with an adjacent proposed building in mind because the structure has no windows on the inside where the new property will be built. No one's enjoyment of any abutting or adjacent dwellings or properties will be substantially adversely effected by the special exception. New construction on the short block would fill in the missing gap between the properties as well as and complete the block. Based on the aforementioned explanation, the Applicant respectfully request special exception relief pursuant to E-205.5 for the rear wall of an attached building that does not comply with E-205.4 (X-900.2) to proceed more than 10 feet. The Applicant looks forward to speaking with the BZA and community members at an upcoming BZA public hearing to further discuss the details of the property, provide additional explanation for relief requests, answer questions, and address concerns.

Respectfully submitted,

Demetra Weir
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