

October 9, 2014

To: Board of Zoning Adjustment

From: Doil Paik

Subject: Detailed statement of existing and intended use of the structure

This proposal letter is to request and substantiate the grant of an area variance for residence at 1307 Wallach Pl NW. Mrs. Shannon Roche and her family reside at this location. The intended addition is to enclose an existing rear deck on the second floor of the house for the purpose of converting it in a clothing closet and book shelf next to an existing exercise room to remain, in an area of 58.5 sq ft.

The proposed area variance requested will be consistent, relatively minor and it will clearly meet all of the parameters.

1. The size of the property is too small to meet owner's new baby family addition and their large collection of books.
2. The addition will not affect in a considerable detriment to the public good, referring to traffic, noise or lighting.
3. Allowing us this addition will not affect the appearance of the neighboring property in any way, since it will be finished in the **identical** manner (paint/stain/varnish, etc) as other neighboring property's additions as in 1323 Wallach Pl.
4. The proposed addition shall be harmonious and blend in with the several neighboring properties.
5. The proposed addition **shall not** incorporate any "standout" features such as concrete pillars or visually attention-getting decorative protrusions and will not affect the use of the neighboring property in any way.

Further, if granted, this area variance will meet the specific tests identified in the zoning regulations in:

Regulation 404.1 Rear yards: The minimum required depth is of 20 Ft, where we meet the requirement.

Regulation 405.8 Side yard: The width of the existing side shall not be decreased; requirement is also met.

Under regulation 403.2 Percentage of lot occupancy: We are 4.6% above the 60% allowed occupancy.

There are at least **two** other houses in the neighborhood, specifically on 1323 Wallach Pl which has a large addition in the rear of the property. As such, granting this area variance would not represent any unique or "special privilege" for the petitioner.

Sincerely,



Doil Paik

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