FETNEH ASKARI FLEISCHMANN ❖ DAVID FURCHGOTT
3223 KLINGLE ROAD N.W., WASHINGTON, D.C. 20008

TO: Ms. Susan Morgan Hinton, Chairperson, & Members of the D.C. Board of Zoning Adjustment

DATE: October 14, 1997

FROM: David M. Furchgott & Fetneh A. Fleischmann, homeowners 3223 Klingle Road N.W.

RE: Requested Additional Materials (BZA Application # 16260)

Dear Chairperson. Hinton and members of the Board of Zoning Adjustment:

It is our understanding, based upon the transcript of the BZA meeting of September 17, that you have asked us to respond *specifically and exclusively* to three areas left unresolved at the close of the hearing of our case:

1. The BZA encouraged us to get together with the Turtons to try to reach a settlement of differences. We have made repeated attempts to meet with them previous to and subsequent to this BZA recommendation (as documented in Attachment A). One of us has devoted her entire professional career to alternative dispute resolution. Litigious, antagonistic, and confrontational approaches to problem solving is an anathema to both of us. **Our efforts to encourage dialogue and to identify specific issues have been continually and completely rebuffed**.

2. Secondly the BZA asked for a clarification from the ANC of their stand on this request for a variance. The ANC, in turn, filed an ambiguous response voting against the variance partially based upon a third party case (*Costell et. al. v. Charles R. Ince, et. al.*, Civil Action No. 97CA1829) which **the BZA has already deemed irrelevant to our request for a variance** at your meeting of September 17.

The Robbins family, who are the most directly affected by *Costell et. al. v. Charles R. Ince, et. al.*, is one of only two families specifically mentioned in a letter filed prior to September 17th . They have specifically stated that they did not authorize their name to be used in that letter; they have asked that it be removed. Some of our other elderly neighbors have been scared with the false conclusion that an approval of our case will negatively affect the final outcome of *Costell et. al. v. Charles R. Ince, et. al.* They have also been erroneously told that approval of our variance might set a precedent for a flood of approved variances for similar third floor additions throughout our block.

3. The most important item that the BZA requested was the qualification of technical concerns by Marlene Shade, our architect, whose report is attached, addressing issues specifically raised at the hearing (Attachment B with photos & diagrams). **Ms. Shade notes therein that the neighbors' complaint about restriction of air, light, and view are completely without basis, and that their concerns about snow and rain have been more than sufficiently alleviated by standard architectural remedies incorporated into her plans.**.

Despite the lack of validity of some of the issues that the Turtons raised, we developed a "rough idea" of an alternative plan which completely resolved all their issues and simultaneously provides a reasonable and desirable design solution for us. Because this alternative design came late in the process, and because they delayed us a week with no response, there was not sufficient time to get revised drawings and cost estimates done to meet the BZA deadline.

We would like to request a delay of the BZA's final decision, so that we may complete this revision for approval through the current BZA application. We would still welcome discussing this with our neighbors in a non-adversarial and direct manner, with appropriate neutral parties (perhaps from the BZA) to guide the process. If the Turtons' interests and concerns are solely those that they have stated, then surely we can find a way for them to feel secure in their home while we continue to improve ours. **If a delay to explore this revision cannot be granted, then we would welcome your approval of our original plan, based upon the validity of our case as presented.**

Thank you,

David M. Furchgott

Fetneh Askari Fleischmann

BZA
CASE No. 16260
EXHIBIT No. 28

Board of Zoning Adjustment
District of Columbia
CASE NO.16260
EXHIBIT NO.28

ATTACHMENT A: A chronology of contact that with (or relevant to) the Turtons regarding the requested zoning variance since the BZA hearing on September 17.
(Contact since this issue was initially discussed and until Sept. 17, is on the reverse of this page. *Related matters regarding the Costell v. Ince case are indicated in italics.*)
David M. Furchgott and Fetneh Askari Fleischmann

Sept. 17, 1997, Wednesday. Board of Zoning Adjustment Hearing. We're given four weeks to try to come to some agreement, to make adjustments and/or changes to our plans and drawings, and to file final material.

Following the hearing, during the recess, we spoke to Mr. Jenny (the Turtons' attorney) about meeting with them. As the ANC meeting would be the following Monday, we were informed by the ANC chairman who was also present, that any statements or changes would have to be filed within two days (by Friday), to be put in the agenda.

After the meeting, David got further information from roofing specialists: three contractors, one gutter specialist, a roofing contractors wholesale supplier, and a winterized roofing-goods manufacturer, regarding the handling of rain and snow. He continued his calls on the following morning.

Sept. 18, Thursday. David called Mr. Jenny and, spoke with him for over a half hour delineating four possible means of alleviating the Turtons' concerns: (1) oversized gutters; (2) heating strips; (3) snow guards; and (4) even possibly an escrow fund to pay for snow removal. Mr. Jenny said he'd would get back to us, but neither he nor the Turtons called back.

Sept. 19, Friday. David tried to reach Mr. Jenny, no response. Materials, as requested by the ANC chair, were filed for the ANC's Monday meeting without the benefit of a response from the Turtons that day or through the ensuing weekend.

Sept. 22, Monday. David tried to reach Mr. Jenny two more times, with no response. ANC Meeting and "hearing" . Both we and the Turtons (with their attorney) made presentations. Following the presentation, our ANC Representative brought forth a previously prepared resolution in opposition to the variance, based to a large degree on the Costell v. Ince case, despite the fact that none of those parties nor their attorneys were present. After considerable debate, the ANC changed its position from "no objection" to "objection" if negotiations could not arrive at a point of compromise or agreement.

Sept. 23, Tuesday. David calls Mr. Jenny twice and, upon reaching him, requests a clarification of the specific issues that they want addressed, which are priorities and what their reactions are to concessions made thus far. Mr. Jenny says he'll clarify the situation with them and will get back to us tomorrow.

Sept. 24, Wednesday. No response from Mr. Jenny. Three weeks remaining until filing date for final BZA material.

Sept. 25, Thursday. David called Mr. Jenny twice. On the second call, David spoke to him and gave him an idea of a compromise design that could resolve all issues of contention. Mr. Jenny said that we should talk to the Turtons directly.

We called the Turtons later that afternoon, and spoke to them of a possible compromise design. They wanted full architectural and engineering drawings, and we stated that could not be done overnight. We further stated that we could provide them with a rough sketch of the concept and, if they felt this met their concerns, that plans could be drawn up by the architect in time for the hearing, but that time was limited before the final documents had to be in to the BZA.

Sept. 27, Saturday. A rough sketch (of a design which would leave the abutting wall as it had been for the past 29 years) was given to the Turtons that morning, along with an invitation to meet with the architect on Monday (September 29).

Sept. 29, Monday. The Turtons inform us early Monday morning that they would be unable to meet with the architect that evening. It is too late to change the meeting. When asked when they might have time to meet with us, they said that they were waiting for someone to return from out of town and would let us know.

Oct. 1, Wednesday. That evening, having not heard from the Turtons for three days and with only two weeks remaining until filing date for final BZA material, David prepares a letter to be mailed the next morning if there is no response.

Oct. 2, Thursday. David sent a registered letter notifying the Turtons that due to their lack of input, that we are now forced to proceed unilaterally, as they have refused to meet and discuss the issues directly.

Oct. 6, Monday. Mr. Jenny calls David at work, with a half-hour threatening harangue ending with "They'll oppose you at any cost."

Oct. 7, Wednesday. Mr. Jenny's letter of October 5th arrives stating that we should not contact the Turtons directly, and making various unfounded allegations.

Addendum A (page 2): A chronological listing of contact with the Turtons preceding the BZA hearing , Sept. 17, 1997

1996, Autumn. We spoke to the Turtons on several occasions about our plans to redesign and reconstruct the dormer and repair the roof.
1997, Spring. We told the Turtons that we would be requesting a zoning variance and we would go over the plans with them.
(All following dates are in 1997)
July 15, Tuesday. Called the Turtons to invite them over to review our plans for the repairs and addition.
July 20, Sunday. First meeting with Turtons in which they were shown the plans, and were walked through the house. They seemed to be very appreciative of our discussion and they specifically said that they had no objection, and that they were, in fact, "happy for us." We said we'd be asking for written support of our request shortly.
July 24, Thursday BZA sends out letter to all neighbors about request for variance.
August 5, Tuesday We attend a meeting of the ANC's Zoning Committee (committee-of-the-whole) to present and discuss our plan. We state that we have the immediate next-door neighbors' support, and that we will be soliciting support of other neighbors.
August 10, Sunday We send a letter to all neighbors within immediate view of our proposed addition (across the street to the east, behind, and to either side) requesting their feedback and support (letters delivered within the next few days.
August 17, Sunday Having received positive support from almost all adjacent neighbors except the Turtons, David asks them to document their indication of support from the previous month. They expressed some hesitation, and raised the issue of drainage for the first time. David suggested that they meet with our engineer or architect, at our expense. David also notes that he'll be traveling for over two weeks prior to the BZA hearing and would like to have as much settled about this as possible prior to his departure the next week. We provided them with material including loaning them a copy of the zoning regulations book. We asked if they could respond with something specific within the week or could they meet within that time with the appropriate experts (engineers, architects, etc.) for a discussion with us.
August 24, Sunday. We called to see if they were any further along, if they had received our information and if we could clear up any misunderstandings or details. We tell them about the ANC meeting the following day. We say we understand that there shouldn't be any problem with drainage, based upon our discussion with the architect and engineer; however, we will provide oversized gutters and downspout, as well as a diverter, to provide them with extra assurance.
August 25, Monday. Advisory Neighborhood Commission public meeting. Fetneh appears before the Advisory Neighborhood Commission for ANC approval. Mrs. Turton states that she has no objection, but said that she wanted to consult with an engineer about drainage issues. The ANC sends a letter to the BZA stating that they have no objection, pending an agreement between us and the Turtons.
Sept. 1, Monday. After getting some additional set of proposed plans made, Fetneh delivers a complete set of those plans to the Turtons for their use. The Turtons assure her that they would consult with an engineer and would let us know if they had any questions in sufficient time for our architect to respond before the BZA hearing scheduled for September 16.
Sept. 10, Wednesday. Ten days has passed and there is still no word from the Turton; the hearing is three business days away. Fetneh calls the Turtons early that evening (8:30 PM) to try to set up a meeting with them any time before the hearing, and is told that they were going to bed and did not want to talk.
Sept. 11, Thursday Turtons send letter through an attorney to the BZA, which is the first indication that they object to our plan.
Sept. 12, Friday AM *David calls the BZA to "check the file" (as instructed in the initial letter from Mrs. Hicks) and is informed that a letter had been received that day as an objection to the variance request. Upon going to the BZA, it appears that Attorney Nettler has filed a letter on behalf of the neighbors involved in the Costell v. Ince. case. Contrary to "copy" and "enclosure" indications in that document (1) no copy was sent to us, and (2) no copy of the Covenant referenced in the letter were enclosed.*

We made subsequent calls later that day and on the following morning to several parties involved in Costell v. Ince case. Of those we contacted, none were aware of the fact that (or had authorized) Marsha Swiss (a neighbor and attorney who acted as liaison to the lawyer for the Robbins side of this case) had apparently unilaterally asked Attorney Nettler to send such a letter inter-twining our request for a variance to the Costell v. Ince case.

That same late afternoon we received a note from a lawyer (Brian Paul Jenny) identifying himself as an attorney acting on behalf of the Turtons, sent a note to us with a copy of their letter to the BZA. Their letter is dated the day before, but this is the first clear indication that they are objecting to our request for a variance, in addition to the mention of drainage(snow and rain), they now add a second category (light, air, and view), not stated previously. This letter is received on the afternoon of the second-to-last business day before the BZA hearing.

Fetneh calls the Turtons that evening asking again if they would be willing to meet with us and our architect or engineer about their concerns, and Mrs. Turton says they are "completely booked" and could not meet with us before the hearing date.
Sept. 13, Saturday Mr. Turton calls back and says that they will be willing to meet with us briefly on Sunday afternoon. We subsequently try to reach our architect who has already left town for the weekend, and our engineer and contractor also both are previously obligated because of the late notice.
Sept. 14, Sunday A cordial meeting with Turtons at our home, at which Mrs. Turton essentially is not interested in the specifics of how we plan to address their concern (gutters, downspout, etc.). Their visit meeting appears to be perfunctory (that is to avoid being able to say that would not meet with us), and is clearly not an attempt to deal with substantive issues.
Sept. 16, Tuesday *David spoke with Richard Nettler (attorney in the Costell v. Ince. case) who had filed the letter under the names of Marsha Swiss and Ronald Costell (a couple), David and Ruth Robbins, and "other neighbors" (un-named). Mr. Nettler said "there was no direct conflict" raised between our request for a variance and their existing case, and that the "relationship was tangential". On the basis of this, we had expected their letter opposing the variance to be withdrawn.*

ATTACHMENT B:

1. QUALIFYING LETTER from MARLENE SHADE, ARCHITECT

2. SUPPORTING PHOTOGRAPHS:
Photographs referenced in Architect's letter, of the rear upper floor renovations of Four Other Homes within the same square (all facing back into the same open area)

Photo #1 (a): 3243 Klingle Rd., NW
Photo #1 (b): 3308 Woodley Rd., NW
Photo #1 (c): 3011 34th St..,NW

Additional Descriptive Photographs Turtons Roof Louver and Furchgott/Fleischmann Dormer

Photo #2: Showing relationship of Turton Attic Louver to Turton Attic Window
Photo #3: Detail of Turton Louver
Photo #4: Showing relationship of the Furchgott/Fleischmann existing wall to the Turtons' Louver - corresponds to Diagram "1" (showing abutting areas of 3rd Floor 3223 and 3225 Klingle Rd.)
Photo #5: View to the north from inside the Furchgott/ Fleischmann third-floor bedroom

3. DIAGRAMS from MARLENE SHADE, ARCHITECT:

Diagram "1": Existing Roof Elevation - Elevation Facing North (detailing proximity of Furchgott/Fleischmann dormer to Turton louver)
Diagram "2": No Direct Sunlight Obstructed by Project
Diagram "3": New Roof & Drainage
Diagram "4": Existing Roof & Drainage
Diagram "5": Relationship of Turton Roof to Project

4. Supplemental LETTER from Frank DiMauro of Franks Gutter & Roofing
(who handles annual gutter cleaning and roof maintenance for the Furchgott/Fleischmann family)

MARLENE WALLI SHADE AIA

October 15, 1997

Mr. David M. Furchgott
Ms. Fetneh Askari Fleischmann
3223 Klingle Road, N.W.
Washington, DC 20008

Re: Proposed Addition

Dear David and Fetneh:

It is the purpose of this letter to outline the design intent of the proposed addition to the above address and to address the concerns raised by others regarding this design.

The Furchgott/Fleischmann family sought my services prior to the purchase of their house in 1991. At that time we conducted a survey of this property and identified future renovation projects, including the reconstruction of the top floor of the house. Over the insueing years the family and I designed several interior renovations to the house before time and funds allowed for the project now in question. I am a licensed architect with 24 years of experience, much of it in residential rehabilitation and renovation. I have designed single family custom homes, townhouses, multi-family, and apartment buildings along with a wide variety of commercial structures. I have also worked on many projects involving historic structures. The design for this project occurred over a two year period and without any knowledge of the special covenants which are placed on homes in this neighborhood and which did not convey to the Furchgott/Fleishmann family when they purchased their home.

The Furchgott/Fleischmann residence is the end unit of a group of three townhomes in an older neighborhood just west of the National Cathedral. This townhomes was built in 1923 and designed by the noted architect Harry Wardman. It is located on a narrow steeply sloping lot which exposes two stories to the street and three to a back alley. The attic level (under a steeply sloped mansard roof) has been expanded to the rear, (north) vertically through a renovation. The original house has brick bearing walls with red face brick, green shutters and a gray asphalt shingles roof. Several additions over the years by the previous owners were poorly designed and constructed. The worst of these is the roof top addition which was added in the 1960's and converted what was probably a maids room or storage space into a bedroom and extremely small bathroom. With the exception of these later additions and renovations, the house is in good condition.

This renovation project is being requested to both repair some of this faulty existing construction and to provide the Mr. Furchgott and Ms. Fleischmann with a useable bathroom on the top floor of their house. In the process of making repairs, the family would like to expand the useable space out over an existing rooftop deck. This deck area causes substantial leakage into the floor below.

First, let me describe the existing conditions that prompted this work in greater detail. The top floor of the residence, which originally housed a bedroom with sloped walls tucked under the steep mansard roof. Over the years many neighboring families, along with the former owners of this home made this same space in their units into a more useable form through renovations or additions. In fact several such additions can be found on all three sides of this triangular block; at 3243 Klingle Road,3308 Woodley Road, and 3011 34th Street. See *Photo 1*. 3223 Klingle itself has had many additions during its lifetime; all done with building permits and stamped with zoning approval. In 1968 the previous owner removed the rear mansard roof and

7036 WILLIAMSBURG BOULEVAROUR • ARLINGTON, VA • 22213
PHONE: 703.237.9728 • FAX: 703.237.9728

with it two dormers just like those which still exist on the adjacent property. and replaced it with a vertical extension (but not extending the footprint of the building) *See diagram 1 for existing elevation.* This renovation project was poorly designed and executed and built without adequate heating and air conditioning. This addition also converted a small alcove on the east side of the house into a master bath which is barely large enough for one person. Roof framing over this addition is also undersized for today's code requirements. Several leaks have caused water damage to the floor below. Cracking and water damage can be found above several windows. Another addition filled in a recess in the rear elevation, creating a flat rear facade on the first and second stories of this building. This addition was clad in stained cedar siding in contrast to the original brick construction of the rest of the dwelling. See *Diagram 1 for existing elevation and Diagram 4 for existing roof information.*

Our proposed renovation design will demolish most of the rear wall and roof of the previous addition at the rooftop of this house. Both this roof and wall have contributed to the water damage of the floor below. We will also remove the roof top deck/roof at the second floor roof where more water damage has occurred. All damaged wood will be replaced where it is found and new walls and roof will be erected. New windows meeting current energy requirements will be installed, and aligned with existing windows below in order to give the rear elevation of the house a more orderly appearance. Existing rustic cedar siding will be replaced with an exterior insulating finish (synthetic stucco) in keeping with the stucco found on many units throughout the neighborhood. The interior of the space created will be used as a master bedroom and an enlarged bathroom for the Furchgott/Fleischmanns. *See diagram 5* for relationship of existing Turton roofline to proposed F/F roofline.

In recent weeks objections have arisen regarding this proposed addition. The following comments from the adjacent property owners- The Turtons -have been brought to my attention: (As exerpted from the transcript of the BZA hearing of September 17, 1997.)

1. The addition will reduce the view to light and air from the third floor rear windows of the other units.

2. Extension of the dormer will reduce access to light and air from the third floor rear windows of the other two units.

3. Extension of the dormer may adversely effect the structural integrity and soundness of the middle unit in that:

    a. The renovation will change the design of the existing structure and will create a wind barrier which will likely result in the accumulation of large snow drifts on the flat, second-floor rear roof of the middle unit and...

    b. The new roof design will cause snow accumulation of the new roof which will run off and slide onto the flat, second-floor rear roof of the middle unit. The combined weight of snow accumulation from these two sources may result in a snow load which would exceed safe load limits for the middle unit's present flat roof.

    c. The new roof will increase the probability of roof leaks occurring on the flat, second story roof of the middle unit as the new design may result in the diversion of water from the end unit's roof to the center unit's roof.

I disagree with these comments and will address each in turn based on my knowledge and experience as an architect.

1. Since the roof opening in question-(indicated to be a window but as is seen in Photo No. 2, actually a ventilation louver)- is in fact a louver, it is not meant to be seen out of but rather provide ventilation to the attic. *See Diagram 1.*

2. The window and louver in question on the adjacent property owners unit faces North and as such receives no direct sunlight other than early morning in late spring . See *Diagram 2* for the angle of the sun in the Washington area in relationship to the structure. The proposed renovation will have no additional effect on the light entering the rear of the middle unit top floor room. Again, since the window nearest the Furchgott/Fleischmann residence is actually a louver, it seems a mote point. Most mechanical engineers request at least a foot clear around the sides of louvers such as this for ventilation and three feet in front. Since the louver is 19" from the property line and the proposed addition is set back 20" from the property line-providing a total of 39" there will be no impact on ventilation from the proposed renovation.

3. These homes are built of masonry load bearing construction with wood framed flooring and roof members. Units are framed side to side (floors and roof bear on side walls.) Since each unit acts independently, although two adjacent units share the "party" wall for bearing on one side of the unit, there is unlikely that additional loads on the Furchgott/Fleischmann structure will transfer to the middle unit. This is however a structure of some age and it is impossible to know how weight may have shifted over time. A structural engineer has been involved in this project from the design phase and will be involved in the construction phase. Water drainage from the new roof has been taken into account. All gutters have been sized beyond their required need to accommodate heavy rainfalls, a gutter runs along the side of the roof abutting the adjacent property until it intersects the existing roof and then a diverter is proposed to deal with any other water above that. See *Diagram 3.* It is intended that a heat-tape system be installed in the gutters on the side of the gable roof facing the adjacent property to melt the snow.. Melted snow will then flow more rapidly into the gutters and down to the ground below. It is not possible to calculate potential wind driven snow accumulation. Also note the attached letter from Ms. Fleischmann's roofing contractor regarding the proposed guttering system.

It is important to note, as with all renovations of this nature to a structure of this age; that unforeseen conditions discovered during demolition and construction may require alterations to the present plans.

Every effort has been made by the Furchgott/Fleicshmann family and myself to design this renovation work with a sensitivity to the neighbors and the character of the neighborhood and with as little effect upon adjoining properties as possible.

Marlene Walli Shade Marlene Shade 10/14/97



Photo #1 (a): 3243 Klingle Rd., NW

This peaked dormer extends a similar distance above the prior roof-line to the proposed Furchgott/-Fleischmann plans for 3223 Klingle. It is a center unit. There are no known problems created for the two adjacent neighboring town homes resulting from this.



Photo #1 (b): 3308 Woodley Rd., NW

This detached home on Woodley has had numerous modernizing renovations to its rear, including the dormer addition to its third floor



Photo #1 (c): 3011 34th St.,NW

Although the view is heavily obstructed by trees, this is another example of a "post original construction" new dormer with peaked roof extending above the original roof-line.



Photo #2: Showing relationship of Turton Attic Louver to Turton Attic Window

The only window in their attic that the Turtons might currently use for views is approximately 16 feet from the existing wall and the proposed addition. At the Turtons initial meeting with the Furchgott/Fleischmanns on July 20th, the Turtons emphatically stated that they did not now use, nor did they intend to use their attic for anything other than storage. The last dormer window barely seen to the far right of the photo is in 3227 Klingle.



Photo #3: **Detail of Turton Louver**

Illustrates the permanent construction of the louvers in the Turtons' dormer. In the corresponding townhouses in this square, only the air louver dormers are constructed like this, the window dormers (as shown in Photo #4) are quite different.



Photo #4: Showing relationship of the Furchgott/Fleischmann existing wall to the Turtons' Louver

This photo corresponds to the diagram of the north elevation. It shows the existing 39" distance between the wall of the Furchgott/Fleischmann dormer (barely visible to the left) and the Turtons fully-louvered dormer. The property line midway runs between the two pipes (where a water-flow diverter will be placed). The distance between to venting louver and the wall is three-times the minimum required distance for unobstructed air-flow.

The photo shown by the Turtons' attorney at the September 17th hearing was misleading. The louver was removed ar Mrs. Turton was shown looking through as if this were a window. Mr. Furchgott and Ms. Fleischmann's bedroom is on the third floor of their home next to the Turtons' attic. They have resided on that floor of their home for the past si years, and they had a deck which they used frequently outside their bedroom on this floor (until it had to be temporarily removed due to roof leakage problems last year). In those six years, they have only seen the Turtons' louver opened one time, when Mr. Turton came on the roof after a snow-storm about two years ago.



Photo #5: View to the north from inside the Furchgott/ Fleischmann third-floor bedroom
Shows where the third-floor deck was, until it had to be removed because of leakage problems. Illustrates the condition of the roof which has undergone numerous interim repairs awaiting a final approved plan for repair/renovation/addition to the Furchgott/Fleischmanns' third floor

Franks Gutter & Roofing
1701 Shadyside Drive
Edgewater, MD 21037
301-261-4674

September 20, 1997

To Whom it May Concern:

I have been in the business of repairing roofs and gutters, and of cleaning gutters for 25 years. Every year for over the past ten years, I have been cleaning Ms. Fetneh Fleischmann's gutters - first at her home in Barnaby Woods, and for the past five years at her home on Klingle Road. We provide this service at least once annually, setting up a time with Ms. Fleischmann or Mr. Furchgott. They are regular and consistent customers.

Today I have reviewed the plans that they have for the renovation/addition to the top floor of their home. Based upon specific concerns expressed by his neighbors, Mr. Furchgott has asked me to pay particular attention to
(1) ease of access to all parts of their roof new roof plan in general;
(2) ease of access for cleaning the gutter which will be on the west side of the planned roof nearest the common wall with their neighbor;
(3) accessibility of new roof for gutter cleaning and repair without entering on the neighbors property;
(4) ease of disposal of debris from this newly planned gutter system without getting said debris on the neighbors property; and
(5) ease of access for minor repairs.
With all of the above neighbors concerns in mind, I envision no problems in gaining access to this new roof. I also see no problem in cleaning the gutters (including the one on the west side) and making any necessary minor repairs and adjustments with no bother to the neighbors.

I have discussed the plans that Mr. Furchgott and Ms. Fleischmann are considering for oversized gutters and down spouts on the west side of the roof, for snow guards, and for heat strips -- all to alleviate their neighbors concerns about snow accumulating on the west side of the new roof and creating an excessive amount of snow on their neighbors adjoining roof. I consider the plans that Mr. Furchgott and Ms. Fleischmann have made to be adequate to handle all usual snow situations that I have encountered in the Washington area in the past twenty-five years that I have been in this business.

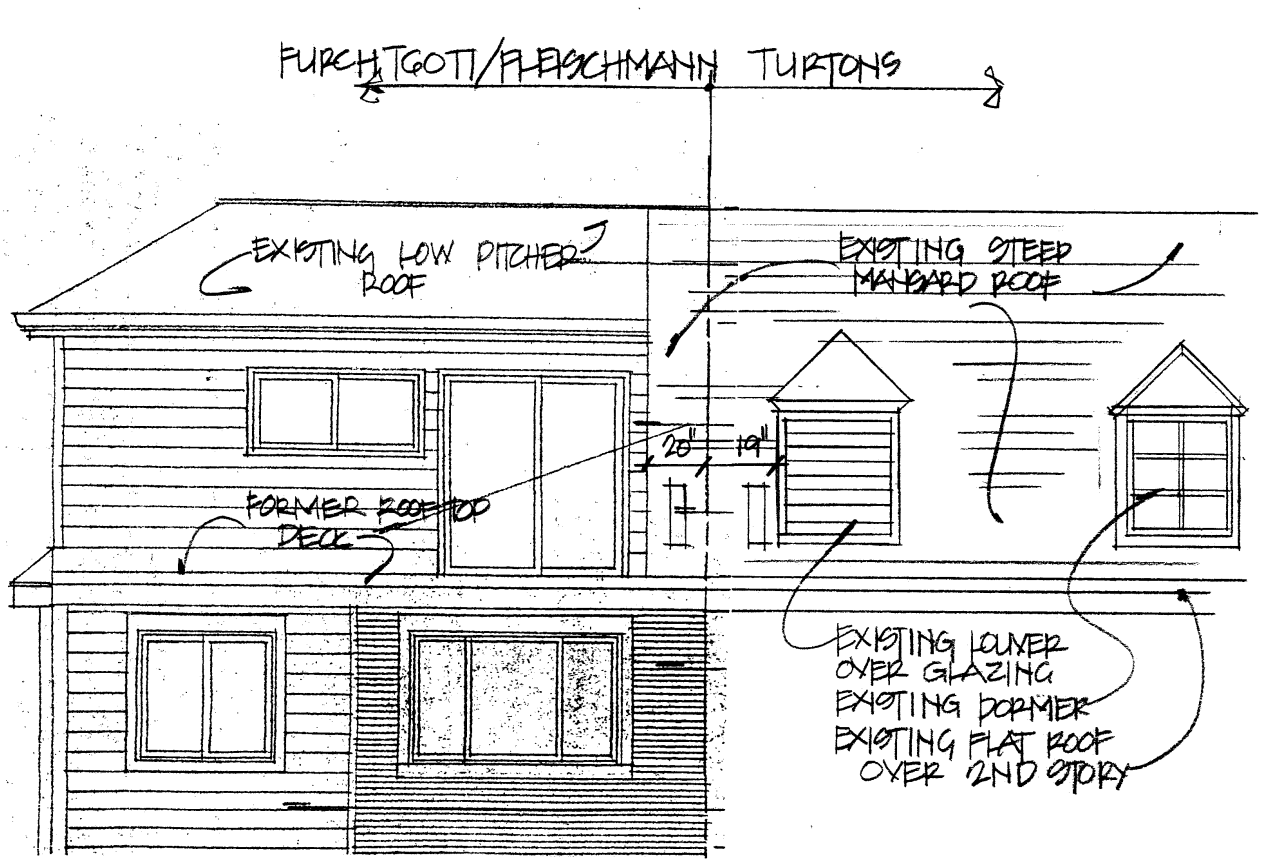
Frank O. Mauro
Frank DiMauro, owner

I, DAVID FURCHGOTT, CERTIFY THAT I HAND-DELIVERED A COPY OF THE MEMORANDUM ENTITLED "REQUESTED ADDITIONAL MATERIALS" TO THE ANC OFFICE AT 8:15 THIS MORNING AND AM SENDING A COPY TO THE TURTONS AND THEIR ATTORNEY THROUGH THEIR ATTORNEY'S OFFICE, BY HIS REQUEST, BY COURIER FOR SIGNED DELIVERY TODAY.

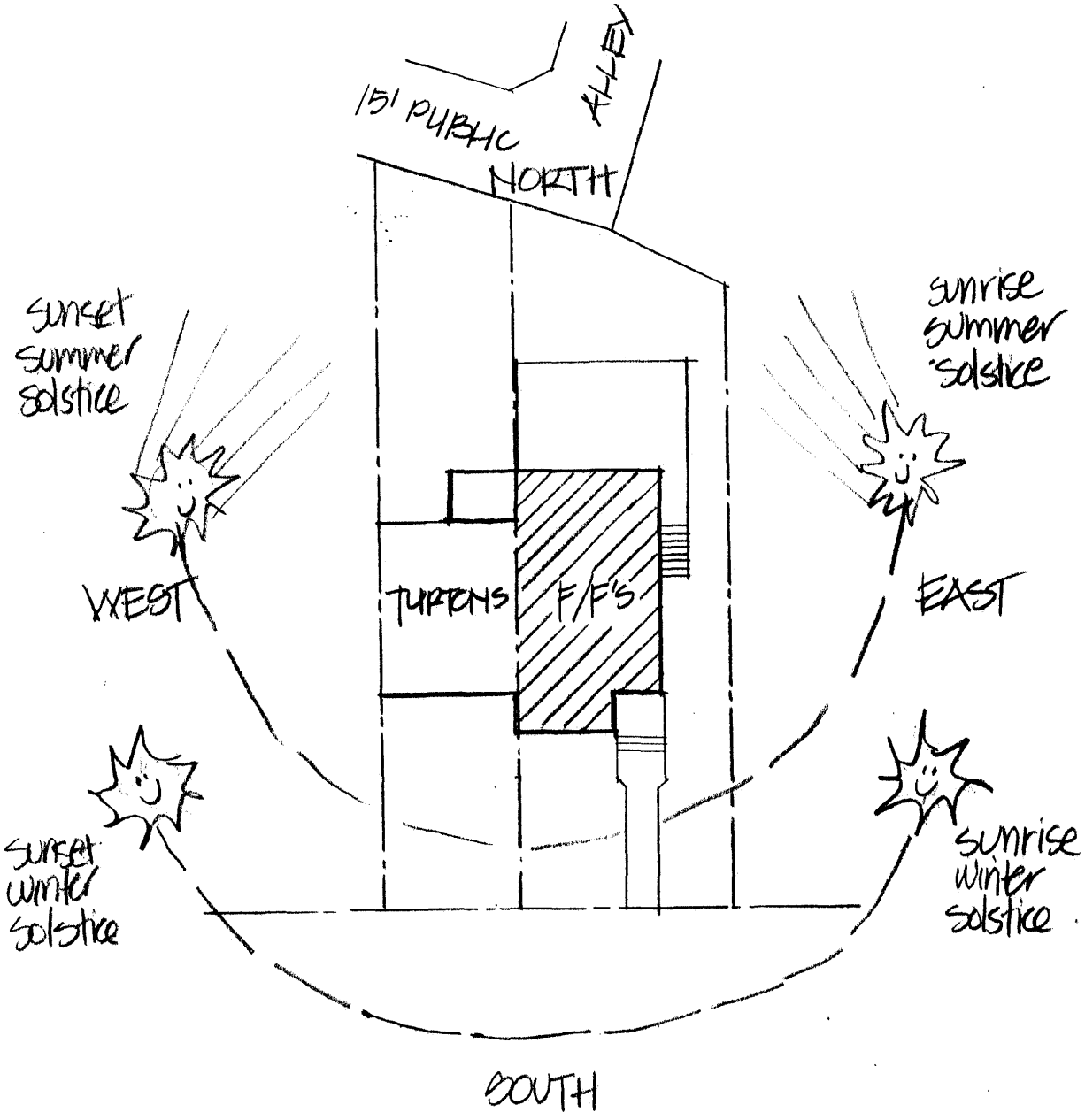
DAVID M. FURCHGOTT
9:15 am OCT. 16, 1997

'97 OCT 16 A9:15
OFFICE OF ZONING
DISTRICT OF COLUMBIA

JOB NUMBER	
PROJECT NAME	DIAGRAM "1" EXISTING ROOF ELEVATION
DATE	10.14.97
SCALE	1/4"=1'0"
SKETCH NO.	

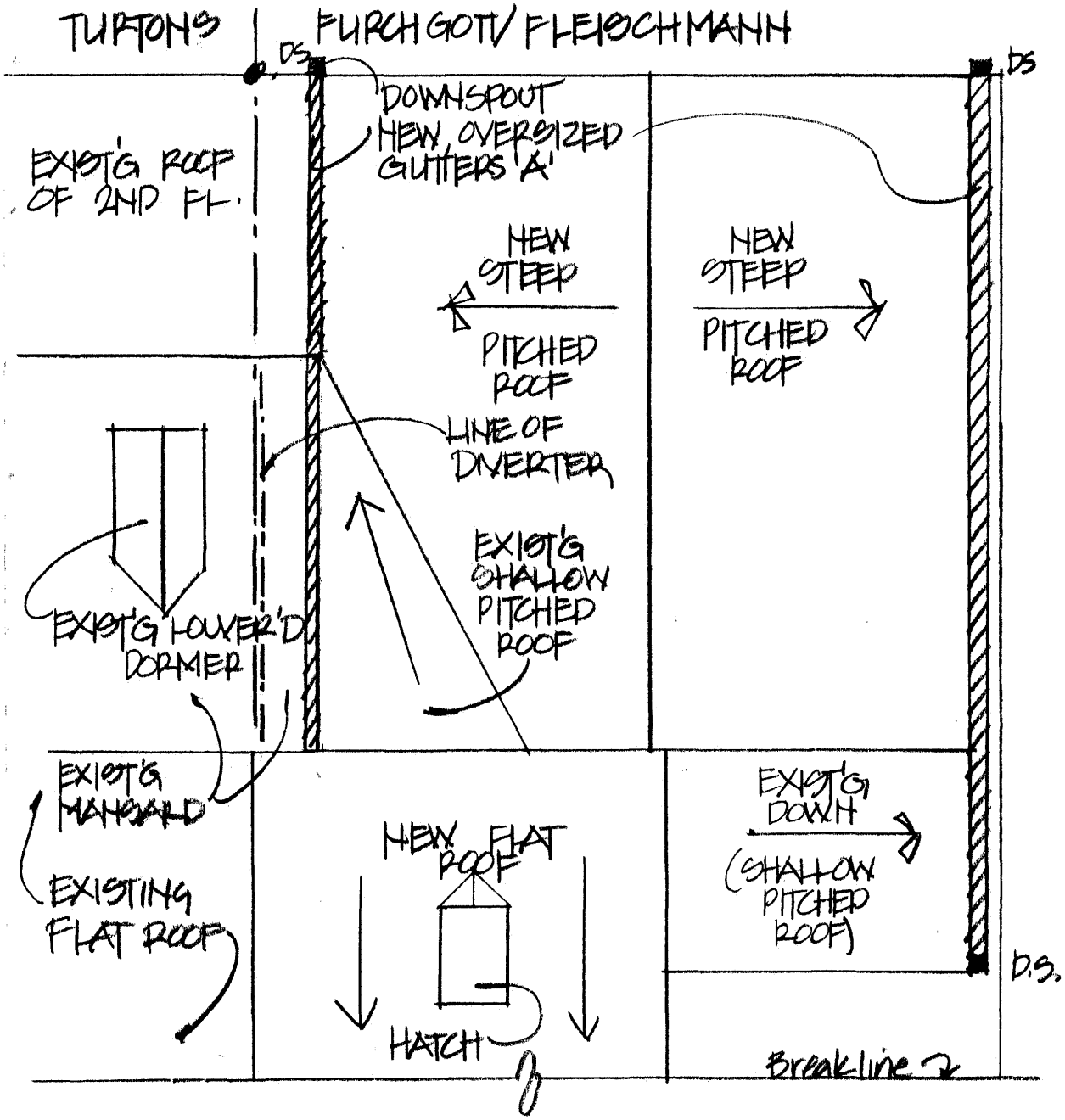


ELEVATION FACING NORTH



3223 KHINGLE ROAD N.W.
A NORTH FACING WALL @ 38-39° LATITUDE
RECEIVES NO DIRECT SUNLIGHT

JOB NUMBER		PROJECT NAME	DIAGRAM "2" NO DIRECT SUNLIGHT OBSTRUCTED BY PROJECT	SCALE	1"=20	SKETCH NO.
				DATE	10/13/97	

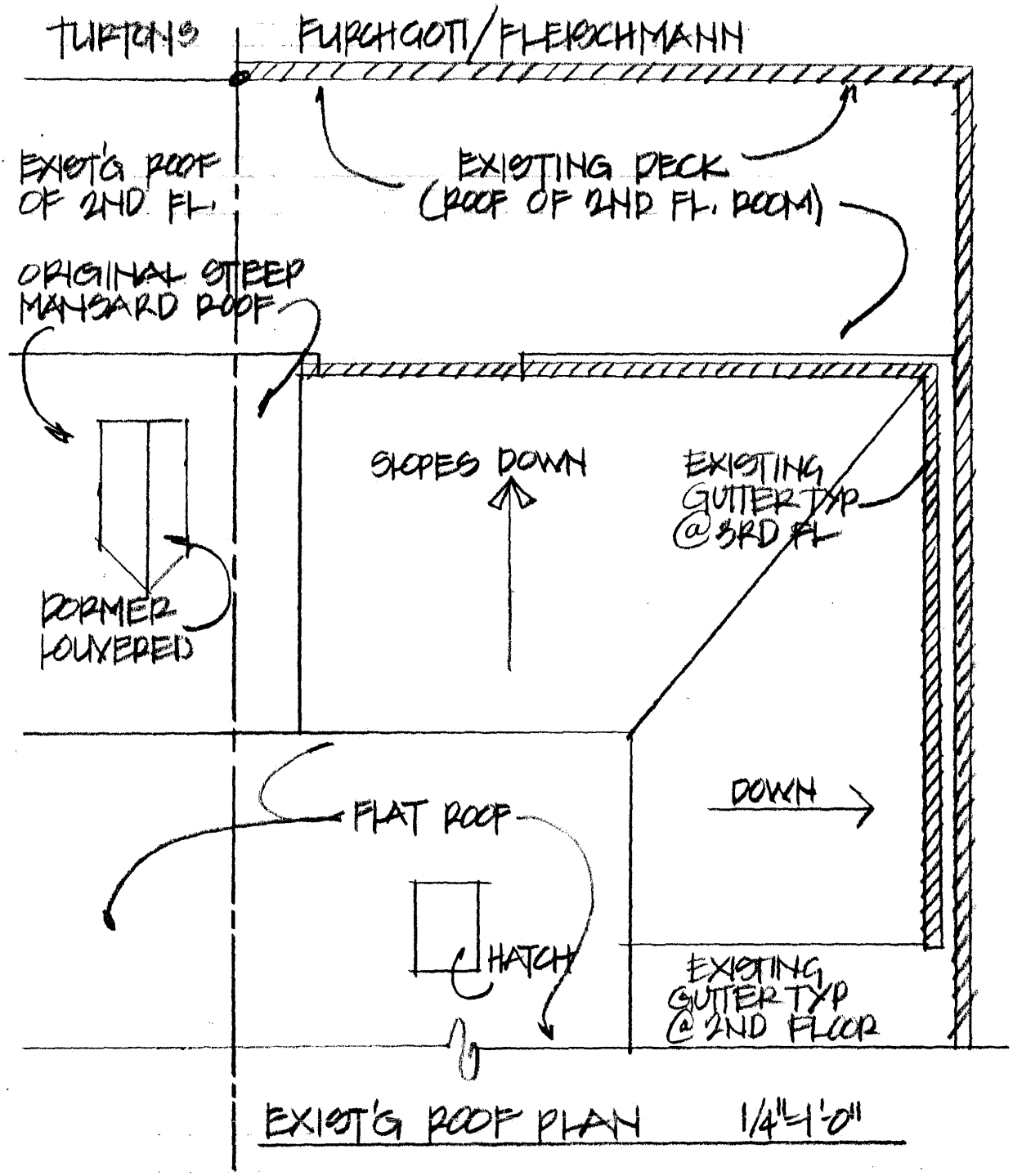


PROPOSED ROOF PLAN 1/4"=1'-0"

SHADED AREA INDICATES ROOF SURFACES COLLECTING INTO GUTTER 'A'

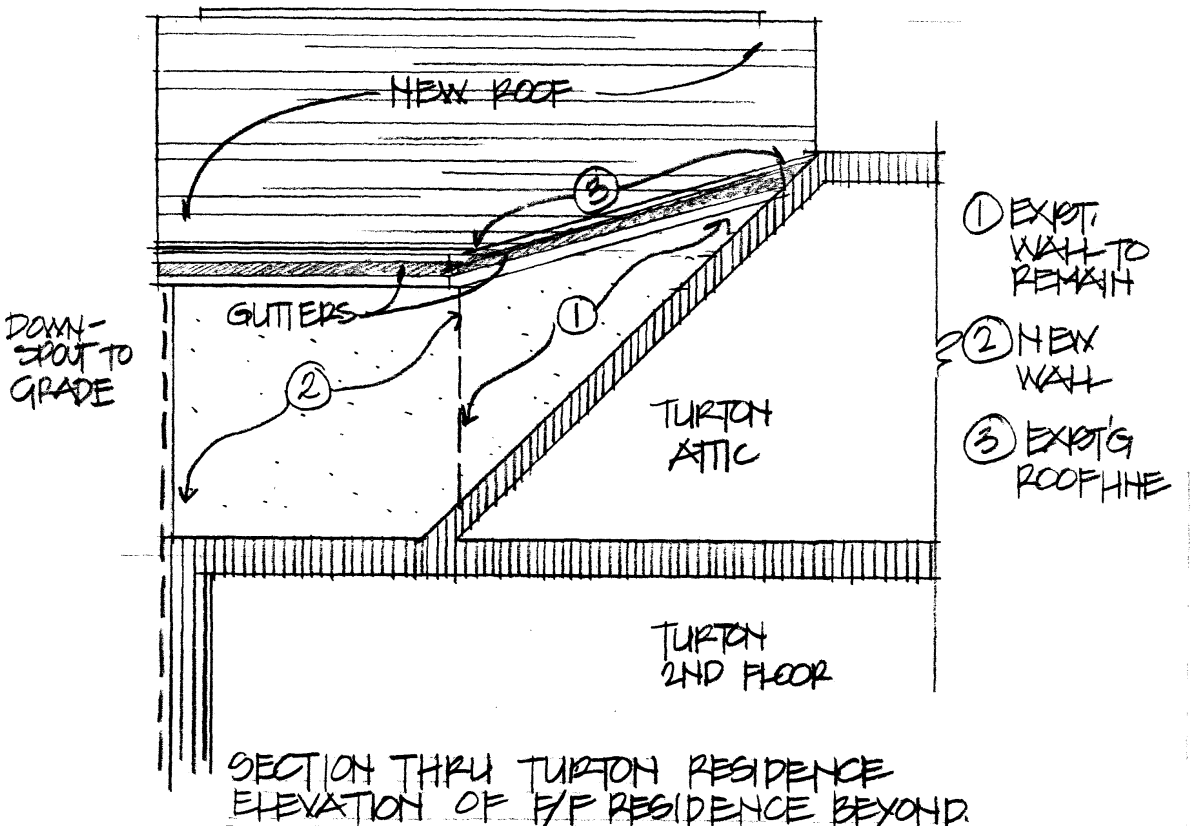
D.S. = DOWNSPOUT

JOB NUMBER	PROJECT NAME	SCALE	SKETCH NO.
	DIAGRAM "3" NEW ROOF & DRAINAGE	1/4"=1'-0"	
		DATE 10.13.97	



JOB NUMBER	PROJECT NAME	SCALE	SKETCH NO.
	DIAGRAM "4" EXIST'G ROOF & DRAINAGE	1/4"=1'-0"	
		DATE 10.13.97	

JOB NUMBER	
PROJECT NAME	DIAGRAM 'B' RELATIONSHIP OF TURTON ROOF TO PROJECT
DATE	10.13.97
SCALE	1/4"=1'-0"
SKETCH NO.	



SECTION THRU TURTON RESIDENCE
ELEVATION OF F/F RESIDENCE BEYOND.