W.F. EQUIPMENT CORPORATION
P.O. Box G
Hummels Wharf, Pennsylvania 17831

April 5, 2001

District of Columbia
Office of Zoning
441 4th Street, N.W.
Suite 210, South
Washington, DC 20001

Subject: Lots 31-36, 5518-5526, Hunt Place N.E., BZA Application No. 16682

To Whom It May Concern:

We are enclosing for your review the preliminary site plan that has been prepared by our engineer in connection with the subject location.

We have submitted our application to BZA in order to obtain approval for the variances that have been identified by the Office of the Zoning Administrator. Specifically, there is a variance from section 401-3 which relates to the minimum lot area and lot width for lot 36 (the semi-detached unit at the end). We understand that the minimum lot area for this particular lot is 3000 sq. ft. This specific lot is 25.0 x 90.69 for a total of 2267.25 sq. ft. As the townhouses that we intend to supply are 31' 6" deep and 20' 1" wide, this shortfall in lot area affects the setback at the side of the house. Therefore, we have a variance from section 405.9 which provides for a side yard set back of 8' for new semi-detached dwellings and we have only 5'.

In view of the foregoing, we would request that BZA give favorable consideration to our request for the variances as we plan to improve the overall neighborhood very considerably. Our intent is to supply six townhouses having 1240 sq. ft. of living area plus the basement which provides garage space. The basement can also be finished at the buyer's option. Please see the attached drawings from the modular housing manufacturer, Professional Building Systems, for floor plan detail. The exterior of the houses will be landscaped in a manner to compliment the area and the other houses on the street. The site plan shows the landscaping detail.

The townhouses are basically designed to include:

- 3 Bedrooms
- 2 ½ Baths
- Eat-in kitchen
- Living Room
- Dining Room
- Appliances include range, refrigerator, microwave and dishwasher

B-1
Case No. 16682
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16682
EXHIBIT NO.38

- Vinyl Siding
- Shutters
- HVAC System

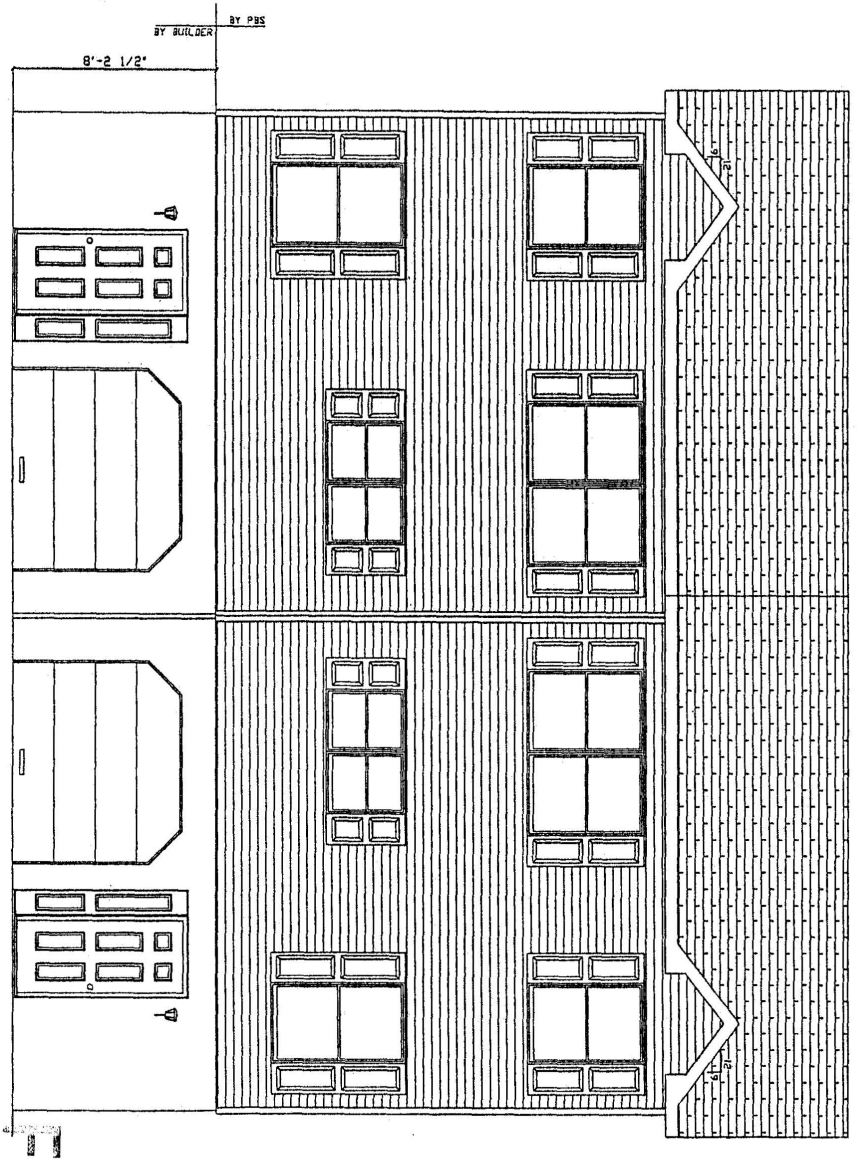
Please note from the site plan that the townhouses have been set back to the same position on the lots as the other houses on the street.

If you have any questions in connection with the foregoing, please do not hesitate to contact me at the address and phone number shown below.

Sincerely yours,

Ann McGee

Address for Ann McGee: 2009 Trappe Church Road
Darlington, Maryland 21034
Phone: 800-824-8515 (or 410-879-2533)
Fax: 410-879-2534



NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

EXAMPLE

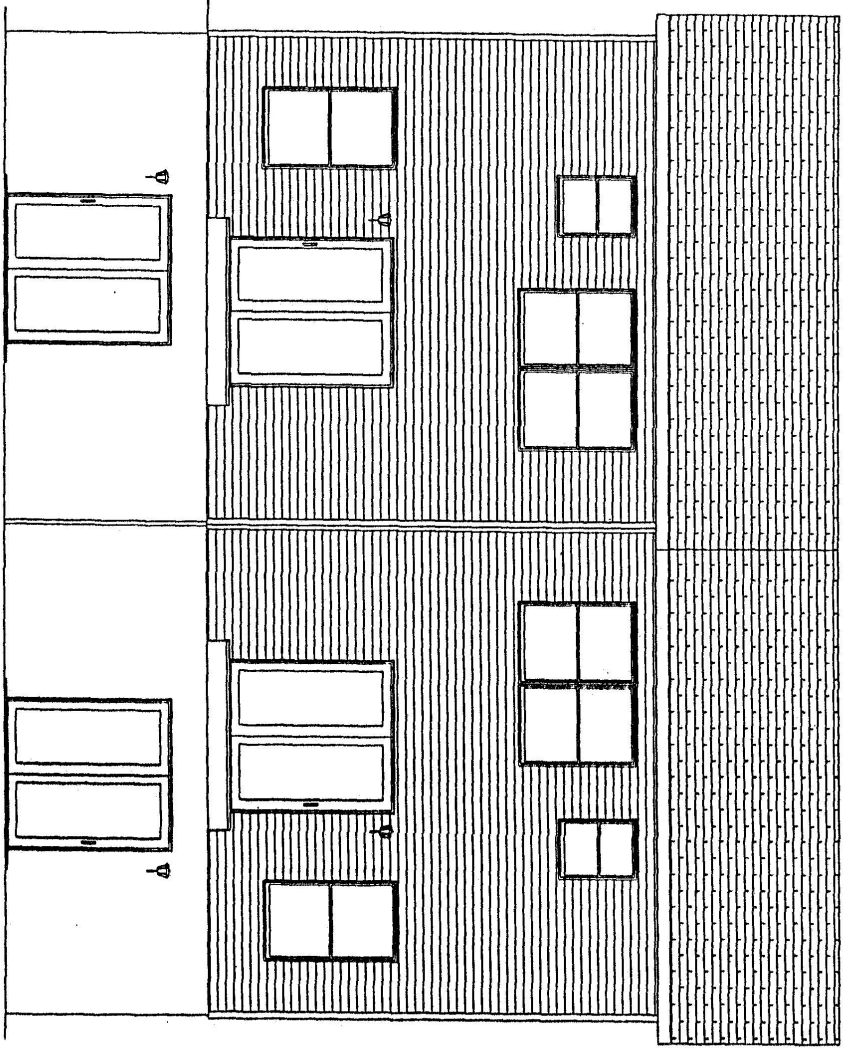
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CUSTOM TOWNHOUSE FRONT ELEVATION

PROFESSIONAL BUILDING SYSTEMS, INC.
72 EAST MARKET STREET
P.O. BOX 219
MIDDLEBURG, PA. 17842
PHONE: (570) 837-1424
FAX: (570) 837-6133

BUILDER			CUSTOMER
HUNT' PLACE			CUSTOMER
CITY		COUNTY	STATE
WASHINGTON, DC		NA	NA
WIND SPEED		WIND LOAD	SNOW LOAD
70		20	30
ORDER NO.	SERIAL NO.	FILE NO.	
0073	SERIAL	P0073	

BY BUILDER BY PBS



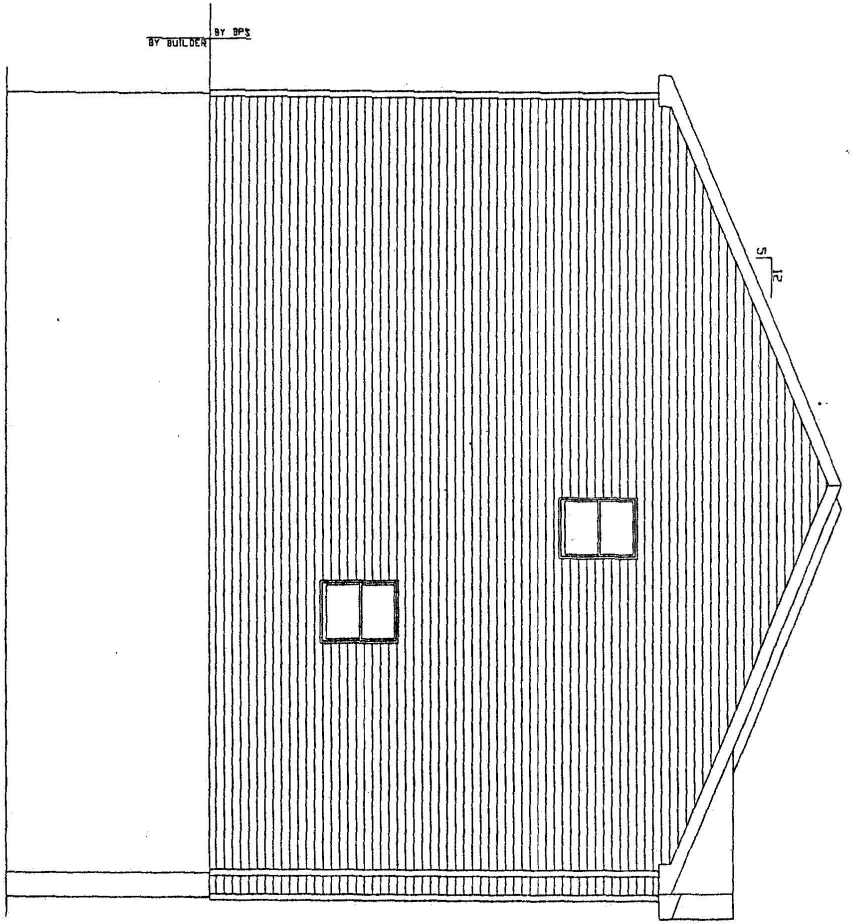
NOTE - ACTUAL HOUSE MAY VARY FROM ELEVATION

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CUSTOM TOWNHOUSE REAR ELEVATION

PROFESSIONAL BUILDING SYSTEMS, INC.
72 EAST MARKET STREET
P.O. BOX 819
MIDDLEBURG, PA. 17842
PHONE: (570) 837-1424
FAX: (570) 837-6133

BUILDER		CUSTOMER
HUNT PLACE		CUSTOMER
CITY: WASHINGTON, DC	COUNTY: NA	STATE: NA
WIND SPEED: 70	WIND LOAD: 20	SNOW LOAD: 30
ORDER NO.: 0073	SERIAL NO.: SERIAL	FILE NO.: P0073



LEFT SIDE ELEVATION

NOTE - ACTUAL HOUSE MAY VARY FROM ELEVATION

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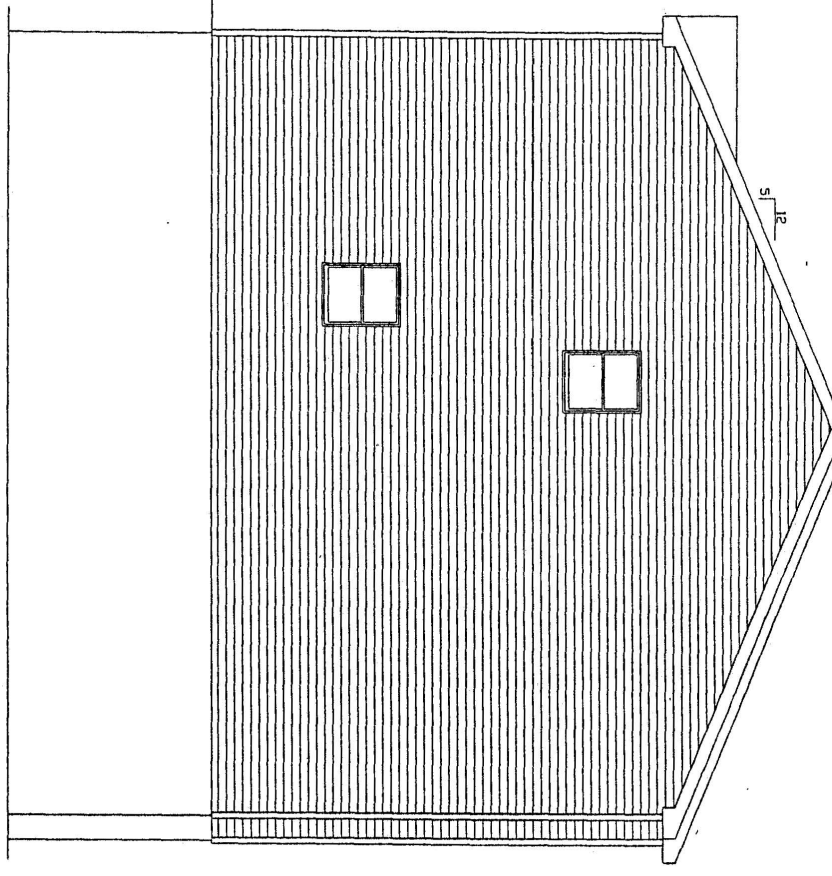
CUSTOM TOWNHOUSE
SIDE ELEVATIONS

PROFESSIONAL BUILDING SYSTEMS, INC.
72 EAST MARKET STREET
P.O. BOX 219
MIDDLEBURG, PA. 17842
PHONE: (570) 837-1484
FAX: (570) 837-6133

BUILDER		CUSTOMER
HUNT: PLACE		CUSTOMER
CITY	COUNTY	STATE
WASHINGTON, DC	NA	NA
WIND SPEED	WIND LOAD	SNOW LOAD
70	20	30
ORDER NO.	SERIAL NO.	FILE NO.
0073	SERIAL	P0073

BY BUILDER

BY BPS



RIGHT SIDE ELEVATION

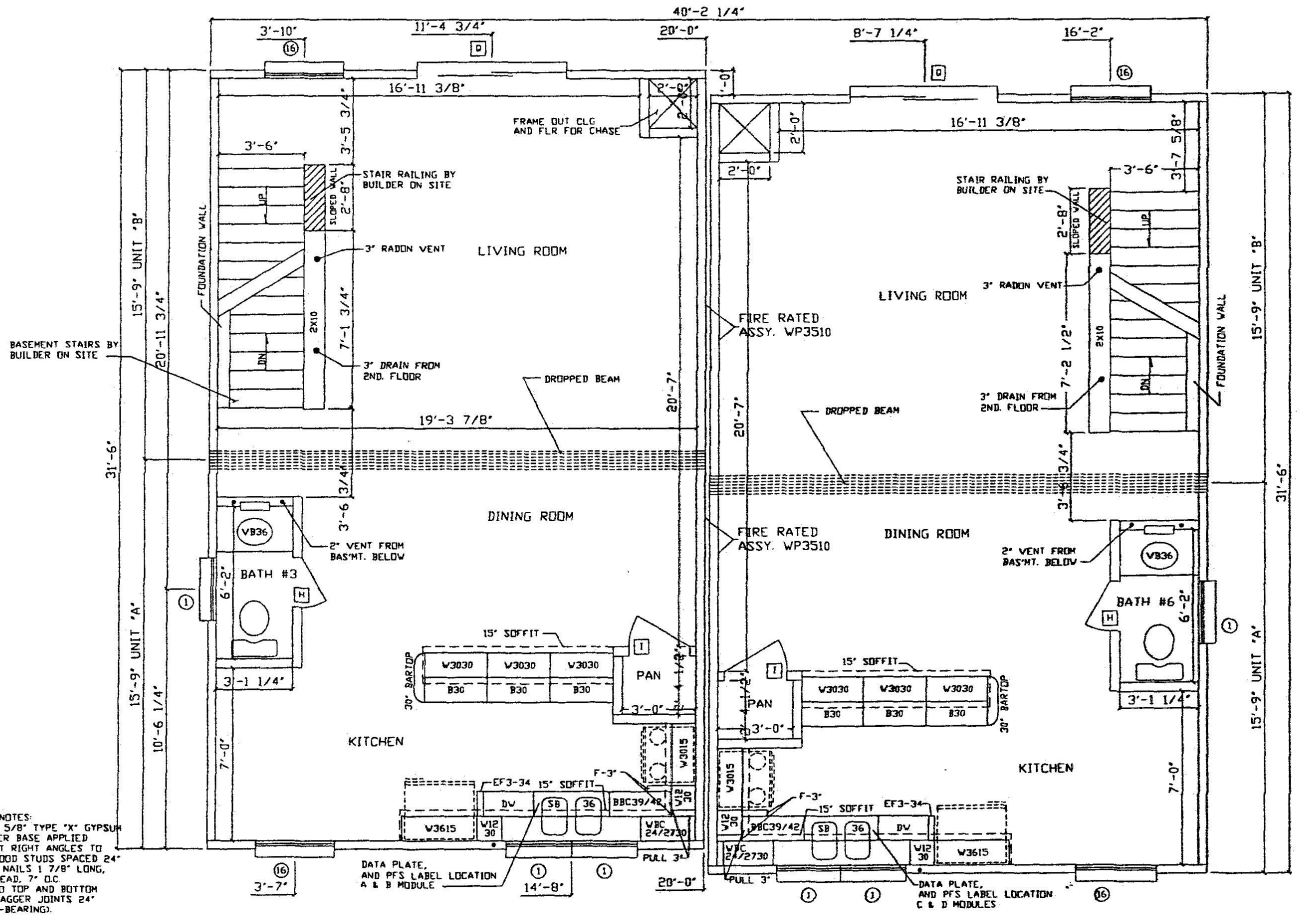
NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

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CUSTOM TOWNHOUSE
SIDE ELEVATIONS

PROFESSIONAL BUILDING SYSTEMS, INC.
72 EAST MARKET STREET
P.O. BOX 219
MIDDLEBURG, PA. 17842
PHONE: (570) 837-1424
FAX: (570) 837-6130

BUILDER		CUSTOMER
HUNT PLACE		CUSTOMER
CITY	COUNTY	STATE
WASHINGTON, DC	NA	NA
WIND SPEED	WIND LOAD	SNOW LOAD
70	20	30
ORDER NO.	SERIAL NO.	FILE NO.
0073	SERIAL	P0073



FIRE RATED WALL ASSY NOTES:
1. WP3510 - ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS SPACED 24" O.C. WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEAD, 7" O.C. WALLBOARD NAILED TO TOP AND BOTTOM PLATES AT 7" O.C. STAGGER JOINTS 24" O.C. EACH SIDE (LOAD-BEARING).

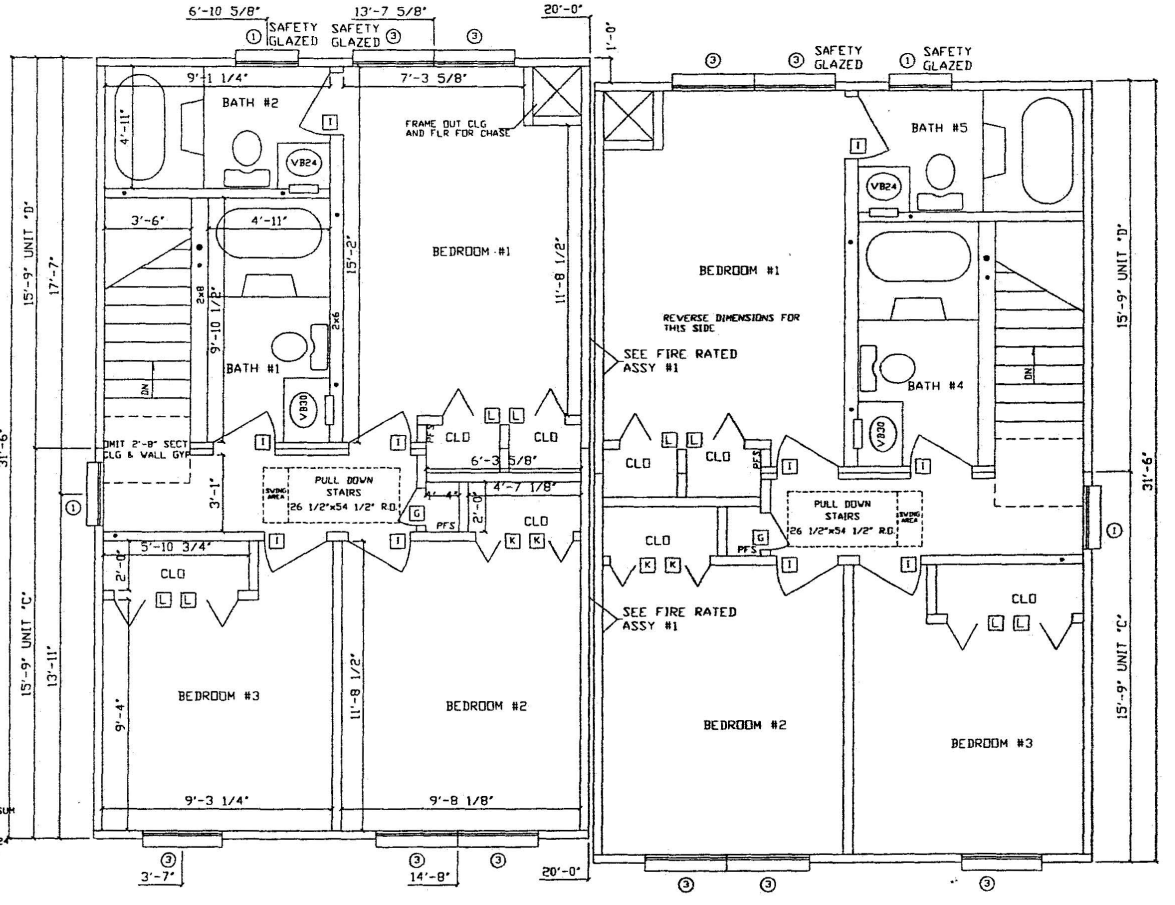
NOTES:
1. CLG. BEAM OVER DINING RM. TO BE (6) 9 1/2" X 16" ML
2. STAIRS TO BE 8 1/4" RISERS / 9" TREADS
3. HEAT LOSS WAS CALCULATED W/ R-19 INSULATION OR HEATED BSMT
4. BUILDER IS RESPONSIBLE FOR PROVIDING A PROPERLY SIZED HEATING SYSTEM TO COVER A 76,000 BTU LOSS
5.
6.
7.
8.
9.
10.
11.
12.

CUSTOM TOWNHOUSE
1st STORY FLOOR PLAN

BUILDER: HUNT: PLACE
CITY: WASHINGTON, DC
WIND SPEED: 70
DRAWG NO: 0073
CUSTOMER: CUSTOMER
STATE: NA
COUNTY: NA
WIND LOAD: 20
SNOW LOAD: 30
SERIAL NO.: SERIAL
FILE NO.: P0073

PROFESSIONAL BUILDING SYSTEMS, INC.
72 EAST MARKET STREET
P.O. BOX 219
MARIETTA, PA 17547
PHONE: (570) 837-1424
FAX: (570) 837-6133

DATE: 11/15/00
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PAGE:



FIRE RATED WALL ASSY NOTES:
1. WP3510 - ONE LAYER 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED PARALLEL WITH OR AT RIGHT ANGLES TO EACH SIDE OF 2x4 WOOD STUDS SPACED 24" O.C. WITH 6d COATED NAILS 1 7/8" LONG, 0.0915" SHANK, 1/4" HEAD, 7" O.C. WALLBOARD NAILED TO TOP AND BOTTOM PLATES AT 7" O.C. STAGGER JOINTS 24" O.C. EACH SIDE (LOAD-BEARING).

NOTES:
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.

CUSTOMER: CUSTOMER
STATE: NA
SNOW LOAD: 30
BUILDER: HUNT PLACE
CITY: WASHINGTON, DC
COUNTY: NA
WIND LOAD: 20
WIND SPEED: 70
SERIAL NO.: SERIAL
FILE NO.: P0073
ORDER NO.: 0073

CUSTOM TOWNHOUSE
2nd STORY FLOOR PLAN

PROFESSIONAL BUILDING SYSTEMS, INC.
72 EAST MARKET STREET
P.O. BOX 219
MIDDLEBURG, PA 17842
PHONE: (570) 837-1424
FAX: (570) 837-6133

DATE: 11/15/00
DRAWN BY: SJS
STATUS: STF
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