STUDIOSANTALLA
TOTAL DESIGN

13 November 2003

D.C. ZONING
2003 NOV 17 AM 11: 50

Board of Zoning Adjustments
441 4th Street NW
Washington, DC 20001

BZA
Case No. 17112
Exhibit No. 3

Re: 3422 N Street NW
Special Exception

To Whom It May Concern:

The property in question is an existing two story rowhouse dwelling located at 3422 N Street NW. The original structure dates to the early 1890's.

The property is 16.15 feet wide (vs. 20ft min required in R-3) by 117.5 feet deep. The total lot square footage is 1897 sq. ft (vs. 2000 sq. ft. minimum required). The existing structure has a non-conforming open court, 4.1 feet in width, 16.1 feet long.

The Owner, Nancy McKeon is seeking a Special Exception to allow a one story addition to the rear of her home that extends the Open Court an additional 10 ft.

The design of the addition meets the criteria set forth in Article 223 Additions to One-Family Dwellings or Flats (R-1) to the effect that:

a) The light and air available to neighboring properties will not be unduly affected;
b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
c) The addition, 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; and
d) Graphical representations sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways are provided as part of this application.

The project has been presented to the Old Georgetown Board and the ANC where no objections to the design were raised. In addition, letters of support from neighbors were presented and are on file with the ANC.

Sincerely.
STUDIOSANTALLA, INC.

Ernesto M. Santalla AIA
President

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