The variance requested by Mr. Scott Gold of 3722 McKinley Street, NW, Washington complies with all guidelines set forth in Section 223 of the District of Columbia Municipal Regulations. It specifically complies in the following ways:

223.1- The existing lot is a nonconforming lot- having a width of just 35'. The existing setback of the original home along the west lot line is 2'-9", a depth that is within the standards of the neighborhood. The proposed addition would be setback 3'-4" on the western side of the lot, and remain 10' on the eastern side. The new addition responds to the site by minimizing the footprint as much as possible, and transforming the rear into a style that is sensitive to the period of the original house and neighborhood. The addition is set behind the home in a location that will be nearly invisible from the street.

223.2- The addition will have a substantial and positive effect on the property to the west, and virtually no effect on the property to the east. The owner, Jane Farmer of 3724 McKinley Drive have reviewed the plans and drafted a letter clarifying their support for the project.

223.2(a)- The roofline has been kept low and attractively detailed to reduce the massing, and increase the character of the structure. Stylistically it looks to be an original component of the home. The north/south orientation of the lots and siting of neighboring houses ensures there will be no impact on natural light year round.

223.2(b)- A west facing door that currently faces the abutting western property will be relocated to face the rear yard, increasing privacy and enhancing aesthetics. Existing landscaping, and home siting ensure continued privacy while the addition will create greater harmony with the lot, and restore the character of the original rear of the house. The addition will have no impact on the street frontage as the massing makes it very difficult to see from the street. What little will be visible from the street has been detailed to blend in with the existing home and characteristics typical of this neighborhood.

223.2(c)- Included photographs clearly depict the vegetation and siting of the structure to demonstrate that the structure will be undetectable from public ways. Elevations and details show that the addition is harmonious with the existing home, and the neighborhood. It's design, detailing, and materials are as would be expected of a period home, and consistent with the historic nature of the area.

223.3- The lot is 4875sqft. The home with its' addition will be 2158sqft. yielding an occupancy percentage of 44%. This is far less than the maximum allowed occupancy of 50% in this R-1 area. Great lengths have been observed to add only what is required to update the home and to preserve the existing harmony.

223.4- All materials have been selected to comply with historical standards present in this home, this neighborhood, and this vintage of home. Exterior lighting has been carefully placed to reduce light cast at night onto the neighboring homes. The massing is minimal, the footprint is small, and overall the addition is designed to look as if it has always been a part of the original design.

223.5- The house will remain a single family residence.

BZA
Case No. 17248
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO. 17248
EXHIBIT NO. 21

Memo

AAI
Poggen Pohl, Mid-Atlantic Region
6809 Wisconsin Avenue
Chevy Chase, MD 20815
Phone 301-657-8618
Fax 301-657-8614

To	:	Mr. Nero, chief support services
From	:	Amir H. Farazad
Date	:	October 6, 2004
Subject	:	BZA Application No. 17248

Dear Mr. Nero:

I have attached the supplemental application under Sec 223 for the compliance of the above case.

Regards,

Amir H Farazad

Cc, Mr. & Mrs. Gold

Total 2 pages