BACKGROUND DOCUMENTATION

Submitted to

the D.C. Board of Zoning Adjustment

by the

1645 31st Street NW Personal Residence Trust

in connection with

Application No. #17355
Joseph Stettinius
3051 Avon Lane NW
Washington DC 20007



View of west facade of 3051 Avon Lane NW across tennis court at 1645 31st Street NW
September 10, 2005 - 12:30 pm

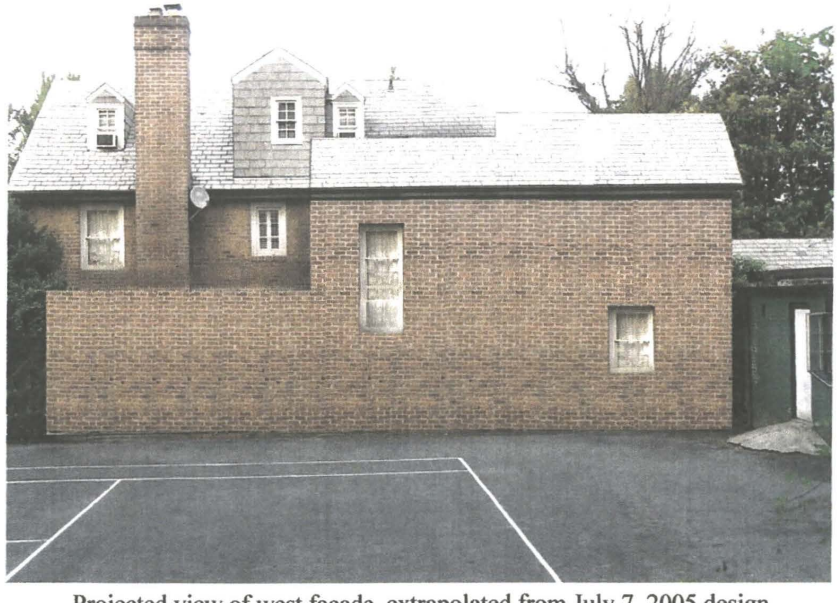
BZA
Case No. 17355
Exhibit No. 31

Board of Zoning Adjustment
District of Columbia
CASE NO. 17355

Projected View Rendering



Current view of west façade of 3051 Avon Lane from tennis court



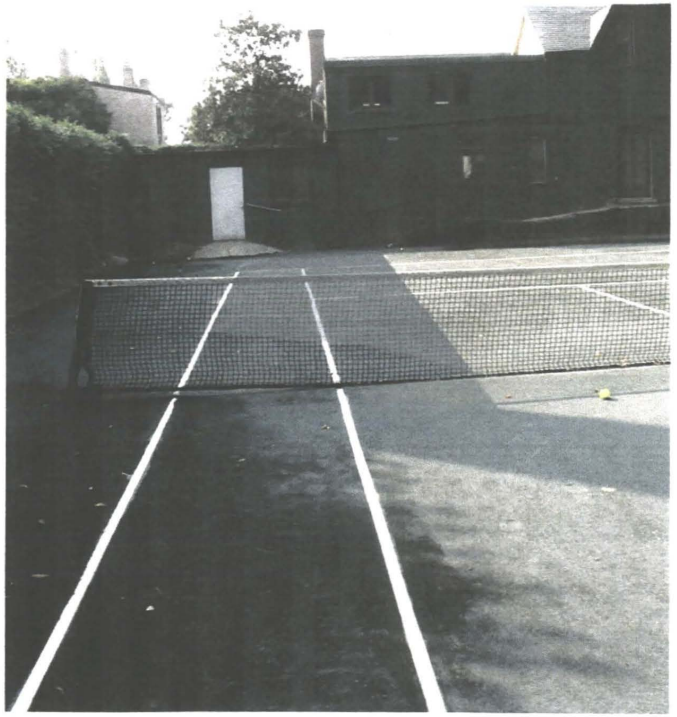
Projected view of west façade, extrapolated from July 7, 2005 design

Shadow Study No. 1

Tennis court at 1645 31st Street NW. View looking Southeast.



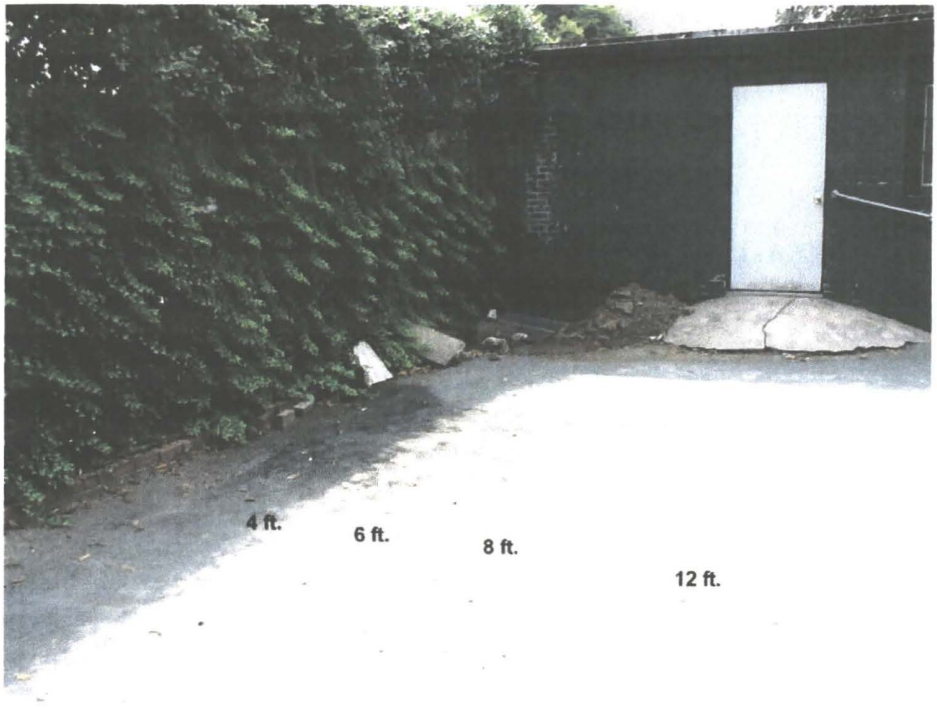
Shadows on September 10, 2005 - 9:00 a.m.



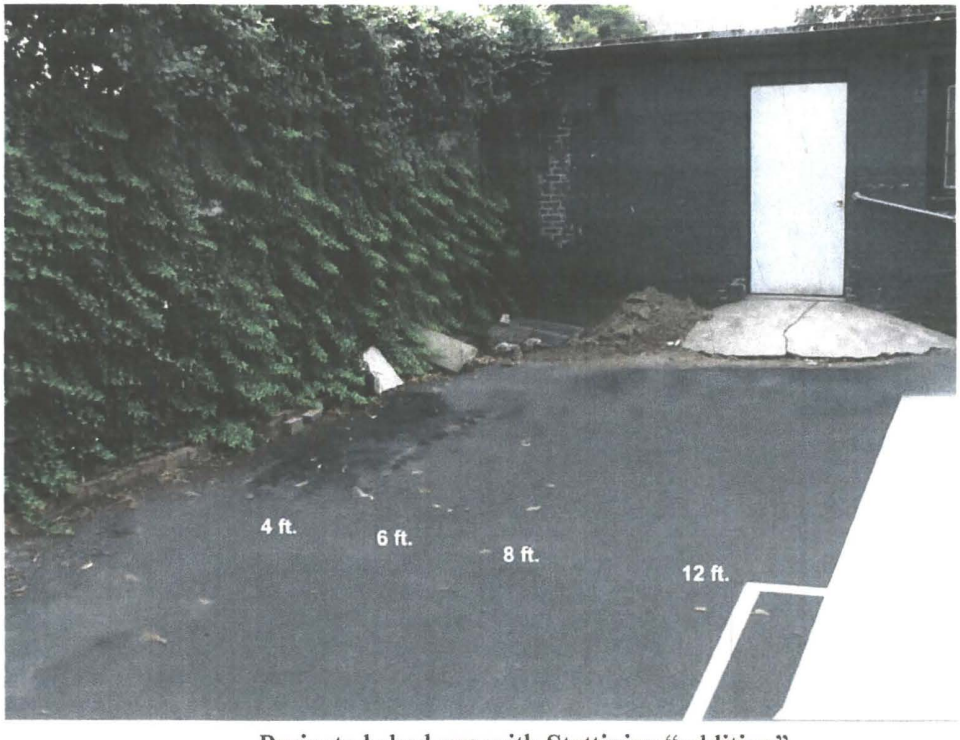
Projected shadows with Stettinius "addition"

Shadow Study No. 2

Tennis court at 1645 31st Street - Southeast corner

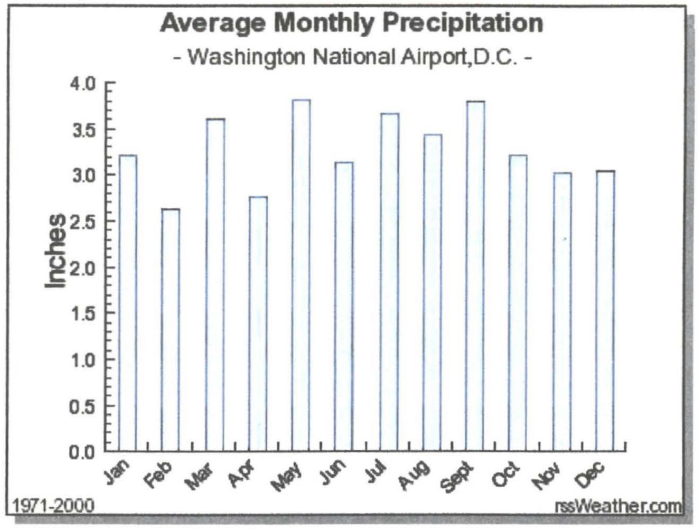


Shadows on September 10, 2005 - 10:30 a.m.

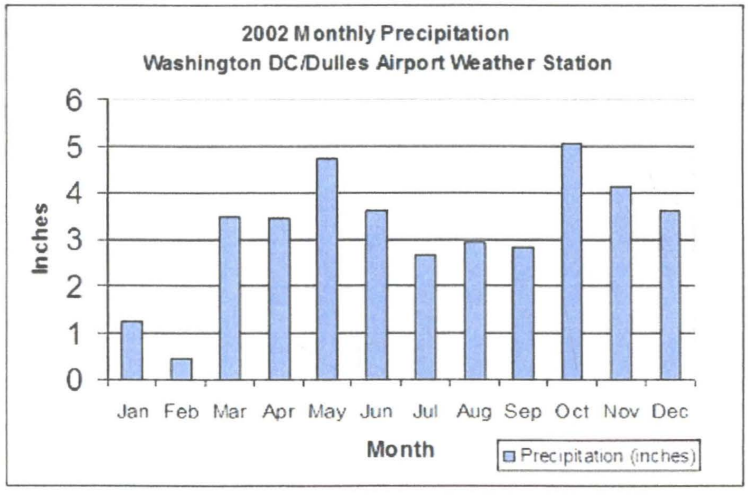


Projected shadows with Stettinius "addition"

Average monthly rainfall, Washington DC, 1971-2000



Average monthly rainfall, Washington DC, 2002



[According to rssWeather.com, "2002 was a fairly typical year with respect to Washington, DC's monthly precipitation. Rainfall is high in the springtime and in late autumn and early winter, with relatively little snow in January and February…The total annual precipitation in 2002 was 38.12 inches. The 2002 graph represents data collected at the Washington DC/Dulles Airport Weather Station, about 25 miles west of Washington, DC."]

Source: National Oceanic and Atmospheric Administration, Climatological Data Annual Summary: Virginia, 2002. (http://www1.ncdc.noaa.gov/pub/orders/AC9A7A12-C757-F732-7B4C-B14DA2690A4B.PDF)

