



2011-12-06 PM 2:42

To: The Office of Zoning
Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: Fowler Architects
Jennifer Cox Fowler, A.I.A.
1819 D Street SE
Washington, DC 20003

Date: December 6, 2011

Subject : BZA Application for 1414 A Street NE #18290
(Square 1056, Lot 28)

Dear Board of Zoning Adjustment,

The application of Steven and Elizabeth Allenbach has been revised to reflect the following changes:

The garage will be demolished in order to keep the proposed lot occupancy to 70%. The initial application did not factor in the garage in lot occupancy but subsequent feedback from the Zoning Administrator was to the contrary.

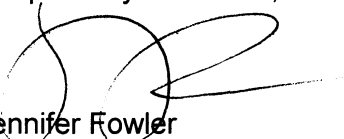
The rear/third floor addition remains the same size.

The rear deck was not factored into the lot coverage in the original application, and has now been added into the coverage total based on the Zoning Administrator ruling.

As a result of the deck, the lot coverage requested increased from 64.3% to 70%.

Additional relief pursuant to DCMR 11 Section 404.1 is being sought for the rear deck as it sits with the required rear yard.

Respectfully submitted,


Jennifer Fowler

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18290
EXHIBIT NO. 24

Board of Zoning Adjustment
District of Columbia
CASE NO.18290
EXHIBIT NO.24



**BEFORE THE BOARD OF ZONING ADJUSTMENT
OF THE DISTRICT OF COLUMBIA**



FORM 120 - APPLICATION FOR VARIANCE/SPECIAL EXCEPTION

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

Pursuant to §3103.2 – Area/Use Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations,
an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zone District(s)	Type of Relief Being Sought	
				Area Variance Use Variance Special Exception	Section(s) of Title 11 DCMR - Zoning Regulations from which relief is being sought
1414 A Street NE	1056	28	R-4	Special Exception	223, 403.2, 404.1

Present use(s) of Property: Single Family Dwelling

Proposed use(s) of Property: Single Family Dwelling

Owner of Property: Steve and Elizabeth Allenbach

Telephone No: 202-543-8452

Address of Owner: 1414 A Street NE, Washington, DC 20002

Single-Member Advisory Neighborhood Commission District(s): ANC 6A 04

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice:

The owner/applicants are requesting a special exception under DCMR 11, Section 223 to construct a rear three story addition, a third floor addition, and a rear deck, exceeding the maximum lot occupancy as allowed by Section 403.2 and not meeting the minimum rear yard requirement as per Section 404.1.

EXPEDITED REVIEW REQUEST (If interested, please select the appropriate category)

I waive my right to a hearing, agree to the terms in Form 128 - Waiver of Hearing for Expedited Review, and hereby request that this case be placed on the Expedited Review Calendar, pursuant to §3118.2 (CHOOSE ONE):

- ☐ A park, playground, swimming pool, or athletic field pursuant to §209.1, or
☐ An addition to a one-family dwelling or flat or new or enlarged accessory structures pursuant to §223

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Date: December 6, 2011

Signature*: 

To be notified of hearing and decision (Owner or Authorized Agent*):

Name: Jennifer Cox Fowler

E-Mail: jennifer@fowler-architects.com

Address: 1819 D Street SE

Phone No(s): 202-546-0896

Fax No.: 202-546-2078

* To be signed by the Owner of the Property for which this application is filed or his/her authorized agent. In the event an authorized agent files this application on behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany this application.

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

FOR OFFICIAL USE ONLY

Exhibit No. 1

Case No. 18290



BEFORE THE BOARD OF ZONING ADJUSTMENT
DISTRICT OF COLUMBIA



FORM 135 – ZONING SELF-CERTIFICATION

Project Address(es)	Square	Lot(s)	Zone District(s)
1414 A Street NE	1056	28	R-4

Single-Member Advisory Neighborhood Commission District(s): ANC 6A 04

CERTIFICATION

The undersigned agent hereby certifies that the following zoning relief is requested from the Board of Zoning Adjustment in this matter pursuant to:

Relief Sought	☐	§3103.2 - Use Variance	☐	§3103.2 - Area Variance	☒	§3104.1-Special Exception
Pursuant to Subsections						223, 403.2, 404.1

Pursuant to 11 DCMR §3113.2, the undersigned agent certifies that:

- (1) the agent is duly licensed to practice law or architecture in the District of Columbia;
- (2) the agent is currently in good standing and otherwise entitled to practice law or architecture in the District of Columbia; and
- (3) the applicant is entitled to apply for the variance or special exception sought for the reasons stated in the application.

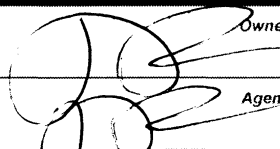
The undersigned agent and owner acknowledge that they are assuming the risk that the owner may require additional or different zoning relief from that which is self certified in order to obtain, for the above referenced project, any building permit, certificate of occupancy, or other administrative determination based upon the Zoning Regulations and Map. Any approval of the application by the Board of Zoning Adjustment (BZA) does not constitute a Board finding that the relief sought is the relief required to obtain such permit, certification, or determination.

The undersigned agent and owner further acknowledge that any person aggrieved by the issuance of any permit, certificate, or determination for which the requested zoning relief is a prerequisite may appeal that permit, certificate, or determination on the grounds that additional or different zoning relief is required.

The undersigned agent and owner hereby hold the District of Columbia Office of Zoning and Department of Consumer and Regulatory Affairs harmless from any liability for failure of the undersigned to seek complete and proper zoning relief from the BZA.

The undersigned owner hereby authorizes the undersigned agent to act on the owner's behalf in this matter.

I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this form is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.
(D.C. Official Code § 22 2405)

 Owner's Signature		in behalf of		Steve and Elizabeth Allenbach Owner's Name (Please Print)	
 Agent's Signature				Jennifer Cox Fowler Agent's Name (Please Print)	
Date	12-6-11	D.C. Bar No.		or	Architect Registration No. 100403

FOR OFFICIAL USE ONLY

Based upon review of the application and self-certification, the Office of Zoning determines, pursuant to 11 DCMR §3113.2, this application is

☐	Accepted for filing.
☐	Referred to the Office of the Zoning Administrator within DCRA, for determination of proper zoning relief required.
☐	Rejected for failure to comply with the provisions of ☐ 11 DCMR §3113.2; or ☐ 11 DCMR - Zoning Regulations. Explanation _____

Signature		Date	
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Case No. 18290

INSTRUCTIONS

Any request for self-certification that is not completed in accordance with the following instructions shall not be accepted.

1. All self-certification applications shall be made on this form. All certification forms must be completely filled out (front and back) and be typewritten or printed legibly. All information shall be furnished by the applicant. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. Complete one self-certification form for each application filed. Present this form with the Form 120 - Application for Variance/Special - Exception to the Office of Zoning, 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001. (All applications must be submitted before 3:00 p.m.)

ITEM	EXISTING CONDITIONS	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROVIDED BY PROPOSED CONSTRUCTION	VARIANCE Deviation/Percent
Lot Area (sq. ft.)	1120 SF	1800 SF	N/A	No Change	N/A
Lot Width (ft. to the tenth)	20.0'	18.0'	N/A	No Change	N/A
Lot Occupancy (building area/lot area)	791SF- 70.6%	N/A	672 SF- 60%	784 SF- 70.0%	112 SF- 10%
Floor Area Ratio (FAR) (floor area/lot area)	1.38	N/A	N/A	2.3	N/A
Parking Spaces (number)	1	1	N/A	No Change	N/A
Loading Berths (number and size in ft.)	N/A	N/A	N/A	N/A	N/A
Front Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Rear Yard (ft. to the tenth)	8'-6"	20.0'	N/A	13'-7"	6'-5"
Side Yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A
Court, Open (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Court, Closed (width by depth in ft.)	N/A	N/A	N/A	N/A	N/A
Height (ft. to the tenth)	26'-10"	N/A	40.0'	34.0'	N/A

If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete Form 155 - Request for Reasonable Accommodation.



**Burden of Proof
Special Exception Application**

1414 A Street NE

To: **The Office of Zoning**
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

From: Steve & Elizabeth Allenbach
Owner/Applicants
1414 A Street NE
Washington, DC 20002

Date: December 6, 2011

Subject : **BZA Application for an Addition at 1414 A Street NE**
(Square 1056, Lot 28)

Steve and Elizabeth Allenbach, owners and residents of 1414 A Street NE hereby apply for a special exception to build a rear addition, third floor addition, and rear decks on to their existing 2-story plus cellar row house. The aspects of the proposed project that fall outside the current zoning regulation are as follows:

The proposed construction decreases the lot occupancy from 791SF (70.6%) to 784 SF (70.0%), which is 10% over the allowed lot occupancy for a row house in the R-4 zoning district (11 DCMR 403.2), and .6% below the existing lot occupancy.

The removal of the existing garage and the proposed rear deck will increase the rear yard setback from 8'-6" to 13'-7". This is less than the required 20'-0" setback pursuant to 11 DCMR 404.1.

I. Summary:

- A.** This special exception qualifies under 11 DCMR Section 223 because the lot occupancy does not exceed 70% (11 DCMR 223.3), and the addition will not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property (11 DCMR 223.2).

- B. The proposed rear addition will extend only 6'-6" beyond the rear of the existing structure and the proposed third floor will change the structure's height from 26'-10' to 34'-0", which is less than the allowed 40'-0".
- C. The proposed alterations will lessen the nonconforming aspects of the property.

II. Bases for Grant of Special Exception

Section 223 provides relief based on satisfying specific criteria under which additions to single-family dwellings may be permitted with a residential district. Those criteria are addressed separately below:

223.1 An addition to a one-family dwelling or flat in those Residence Districts where a flat is permitted that does not comply with all of the applicable area requirements of sections 401, 403, 404, 405, 406 and 2001.3 shall be permitted as a special exception if approved by the Board of Zoning Adjustment under section 3104, subject to the provisions of this section.

The rear addition and third floor are proposed modifications to a permitted single-family residence that is currently not in conformance with Section 403.2 (60 percent lot occupancy), and Section 404.1, required rear yard setback.

The proposed addition will be on the rear (north facing side) of the existing building and above the existing 2-story structure. The existing structure has a lot coverage of 70.6 percent, which will be decreased to 70.0 percent with the removal of the existing garage and the proposed addition. This is a 10 percentage point increase over the matter-of-right lot occupancy allowed in the R-4 district, and .6 percentage points below the current lot occupancy of the residence, but is below the 70% allowed by Section 223.3 as a special exception.

223.2 The addition shall not have a substantially adverse affect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:

(a) The light and air available to neighboring properties shall not be unduly affected.

1412 A Street NE

1412 A Street NE lies immediately to the west of the property at 1414 A Street NE. The proposed addition at 1414 A Street NE will only extend 6'-6" past the existing two-story structure at 1412 A Street NE. While the rear addition may have some impact on the sunlight at 1412 A Street NE, the impact will be minor as the rear addition is small. The proposed third floor will extend only 7'-2" above the existing structure. Thus the overall addition will have minimal impact on the air or light at 1412 A Street NE.

The owners of 1412 A Street NW have been presented with the proposed plans, and have submitted a letter of support.

1416 A Street NE

1416 A Street NE lies immediately to the east of the property at 1414 A Street NE. The proposed addition at 1414 A Street NE will only extend 6'-6" past the existing two-story structure at 1416 A Street NE. While the rear addition may have some impact on the sunlight at 1416 A Street NE, the impact will be minor as the rear addition is small. The proposed third floor will extend only 7'-2" above the existing structure. Thus the overall addition will have minimal impact on the air or light at 1416 A Street NE.

The owners of 1416 A Street NW have been presented with the proposed plans, and have not raised any objections.

Neighbors to the North of 1414 A Street NE

The proposed addition at 1414 A Street NE will only extend 6'-6" past the existing structure at 1414 A Street NE and 7'-2" above the existing structure. The 20' rear yard and garage will remain unobstructed and the proposed addition will not affect the public alley. While the proposed third floor addition may obstruct some sunlight, the alley and corresponding backyards are wide enough so that it will have minor impact on the neighbors to the north. Thus, the proposed addition at 1414 A Street NE will have minimal impact on the neighbors to the north, across the public alley.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised

1412 A Street NE

The proposed addition will be modest in size. The fence along the property line will be rebuilt. The proposed second floor deck will allow for views into the rear yard at 1412 A Street NE, but the deck serves only as circulation space and not a gathering spot, therefore limiting any views into the north facing windows at 1412 A Street NE. Additionally, the proposal does not call for any windows along the shared property line, thus the privacy of use and enjoyment of 1412 A Street NE will not be compromised.

The owners of 1412 A Street NE have been presented with the proposed plans, and have submitted a letter of support.

1416 A Street NE

The proposed addition will be modest in size. The rebuilt deck will extend to the western property line, but will be separated by a set of stairs to grade. Additionally, the proposal does not call for any windows along the shared property line, thus the privacy of use and enjoyment of 1416 A Street NE will not be compromised.

The owners of 1416 A Street NE have been presented with the proposed plans, and have not raised any objections.

Neighbors to the North of 1414 A Street NE

The proposed addition is modest in scale. The rear yard at 1414 A Street NE remains unobstructed and the neighbors to the north of 1414 A St. NE will remain separated from the proposed addition by the rear yard and the public alley. Thus, the privacy of use and enjoyment for the neighbors to the east of 4109 7th St. will not be compromised.

(c) The addition, together with the original building, as viewed from the street, alley, or other public way, shall not substantially visually intrude upon the character, scale and pattern of houses along the subject street frontage.

The proposed third floor addition will extend straight up from the front of the existing house at 1414 A St. NE, not including the bay. However, it will only extend 7'-2" above the existing structure and will be constructed of brick to match the existing house.

There is alley access to the property, but the proposed addition at 1414 A St. NE will not dramatically change the existing view from the alley. The addition is modest in size and only extends 6'-6" past the existing structures to the east and west.

The proposed addition will be constructed with high quality, historically appropriate materials.

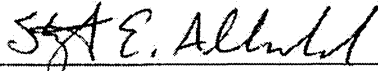
(d) In demonstrating compliance with paragraphs (a), (b) and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways.

Along with this application, we have included the following items:

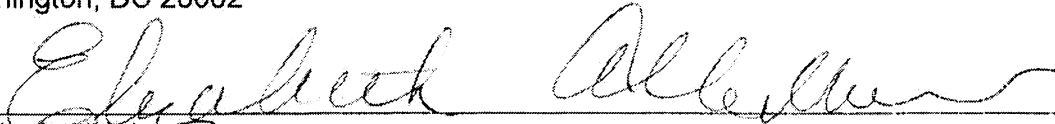
- a) Photos of the existing house and surroundings;
- b) Signatures of support from neighbors for a rear addition;
- c) Plan and elevation drawings of proposed addition, including a site plan showing the relationship of the proposed addition to adjacent buildings.
- d) Official Plat from the DC Office of the Surveyor.

If you require any further clarification or have any questions regarding the application, Steve and Elizabeth Allenbach, and authorized agent Jennifer Fowler, A.I.A. are available at any time to discuss them with you.

Thank you,



Steve Allenbach
Owner/Applicant
1414 A Street NE
Washington, DC 20002



Elizabeth Allenbach
Owner/Applicant
1414 A Street NE
Washington, DC 20002

#18290

February 15, 2011

Board of Zoning Adjustment
Government of the District of Columbia
Suite 210 South
441 4th Street, NW
Washington DC 20001

Re: **BZA Application of Steve and Elizabeth Allenbach**
1414 A Street NE

Dear Board of Zoning Adjustment:

I am the adjacent property owner at 1412 A Street NE. My neighbors, Steve and Elizabeth Allenbach, of 1414 A Street NE are seeking a special exception of the District of Columbia zoning laws to build a three-story, plus basement, addition that includes a new third floor. The addition will increase their lot coverage from 52.6% to 64.3%. This increase in lot coverage will retain the required 20' rear yard setback. They have shared the drawings of the proposed conversion that will be submitted with their application to the BZA.

I have reviewed the materials and support the proposed addition. I recommend that BZA grant the request for a special exception.

Sincerely,

Lathrece J. Wade, owner

1412 A Street NE
Washington, DC 20002

PROJECT DATA

OWNER:

STEVE & ELIZABETH ALLENBACH
1414 A STREET NE
WASHINGTON, DC 20002

ZONING DATA:

LOT: 28
SQUARE: 1056
LOT AREA: 1120 SF
ZONE: R-4
USE GROUP: R-3
CONSTRUCTION TYPE: 3B

TWO STORY ROW DWELLING W/ BASEMENT
SINGLE FAMILY DWELLING

FIRE ALARM: NO
SPRINKLER: NO
FIRE DETECTION: HARD WIRED AND INTERCONNECTED
SMOKE DETECTORS W/ BATTERY BACKUP
ACCESSIBILITY: NO

	EXISTING	PROPOSED	MAXIMUM
LOT COVERAGE	781 SF	784 SF	672 SF
(PERCENTAGE)	70.6%	70%	60%
REAR YARD	8'-6"	13'-7"	20' MINIMUM
OPEN COURT	N/A	N/A	6'-0" MINIMUM
SIDE YARD	N/A	N/A	N/A
HEIGHT	26'-10"	34'-0"	3 STORIES/40'
STORIES	2+B	3+B	3+B
F.A.R.	N/A	N/A	NONE PRESCRIBED
SQUARE FOOTAGE			
CELLAR	517 SF	695 SF	
FIRST FLOOR	517 SF	648 SF	
SECOND FLOOR	517 SF	648 SF	
THIRD FLOOR	N/A	634 SF	
TOTAL	1551 SF	2625 SF	

PROJECT DESCRIPTION:

3-STORY PLUS BASEMENT REAR ADDITION & THIRD FLOOR ADDITION.
EXISTING GARAGE TO BE DEMOLISHED. NEW REAR DECKS

APPLICABLE BUILDING CODES:

DCMR 11
IBC 2006
IRC 2006
DCMR 12-6, DC CONSTRUCTION CODES SUPPLEMENT 2006 EDITION

FIRE RATING DATA:

EXTERIOR LOAD BEARING FACE-ON-LINE WALLS
1 HOUR RATED WOOD FRAME W/ VENEER
EXTERIOR LOAD BEARING PARTY WALLS
2 HOUR RATED SOLID MASONRY, 12" THICK
FLOOR FRAMING
6 HOUR RATED, 2X10 WOOD JOISTS @ 16" OC
ROOF FRAMING
1 HOUR RATED w/IN 4" OF P.L., 2X8 RAFTERS, OR
2 HOUR RATED PARAPET WALL TO 30" ABOVE ROOF



STRUCTURAL DESIGN CRITERIA:

FLOOR JOIST SPANS
RESIDENTIAL LIVING AREAS: 40 PSI
RESIDENTIAL SLEEPING AREAS: 30 PSI

SOIL BEARING 2000 PSI

CONCRETE STRENGTH
FOUNDATIONS, FOOTING MIN 3000 PSI, AIR-ENTRAINED
BASEMENT SLAB MIN 2500 PSI
EXTERIOR STEPS MIN 3500 PSI, AIR-ENTRAINED

DECK
LIVE LOAD: 40 PSF
SNOW LOAD: 30 PSF

WOOD STRUCT MEMBERS TO BE NON ARSENIC, PT HEM-FIR SS
EXTREME FIBER STRESS IN BENDING 1200 PSI
MODULUS OF ELASTICITY 1.4X10-6 PSI
ALLOWABLE DEFLECTION 1/360 OF SPAN

WOOD DECKING TO BE 2" RECYCLED NUMBER
COMPRESSION PARALLEL 1806 PSI
COMPRESSION PERPENDICULAR 1944 PSI
MODULUS OF ELASTICITY 175 PSI
TENSILE STRENGTH 854 PSI
SHEAR STRENGTH 561 PSI

MEZZANINE
LIVE LOAD: 40 PSF
WIND LOAD: 90 MPH

ROOF OF MEZZANINE
SNOW LOAD: 30 PSF
WIND LOAD: 90 MPH
RAFTERS- EXTREME FIBER STRESS IN BENDING 1200 PSI
RAFTERS- MODULUS OF ELASTICITY .88 PSI
HURRICANE TIES TO BE LOCATED AT 24" OC.
RATED FOR -134.22 LBS

HANDRAILS
LIVE LOAD: 200 PSF

STAIRS
40 PSF OR 300 LBS CONCENTRATED LOAD
ACTING OVER 4 SQ INCHES

REAR ADDITION W/ THIRD FLOOR

Steve & Elizabeth Allenbach
1414 A Street NE
Washington, DC 20002

DRAWING INDEX

C-1 COVER SHEET	A-1 BASEMENT FLOOR PLAN
C-2 SITE PLAN	A-2 FIRST FLOOR PLAN
C-3 BLOCK PLAN	A-3 SECOND FLOOR PLAN
C-4 PICTURES	A-4 THIRD FLOOR PLAN
C-5 PICTURES	A-5 EXTERIOR ELEVATIONS
C-6 PICTURES	A-6 EXTERIOR ELEVATIONS
D-1 BASEMENT DEMOLITION PLAN	A-7 EXTERIOR ELEVATIONS
D-2 FIRST FLOOR DEMOLITION PLAN	A-8 EXTERIOR ELEVATIONS
D-3 SECOND FLOOR DEMOLITION PLAN	

BZA CASE #18290
REVISED 12/6/11

REVISIONS		
#	DATE	COMMENTS

ALLENBACH RESIDENCE
1414 A STREET NE Washington, DC 20002

FOWLER ARCHITECTS

1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

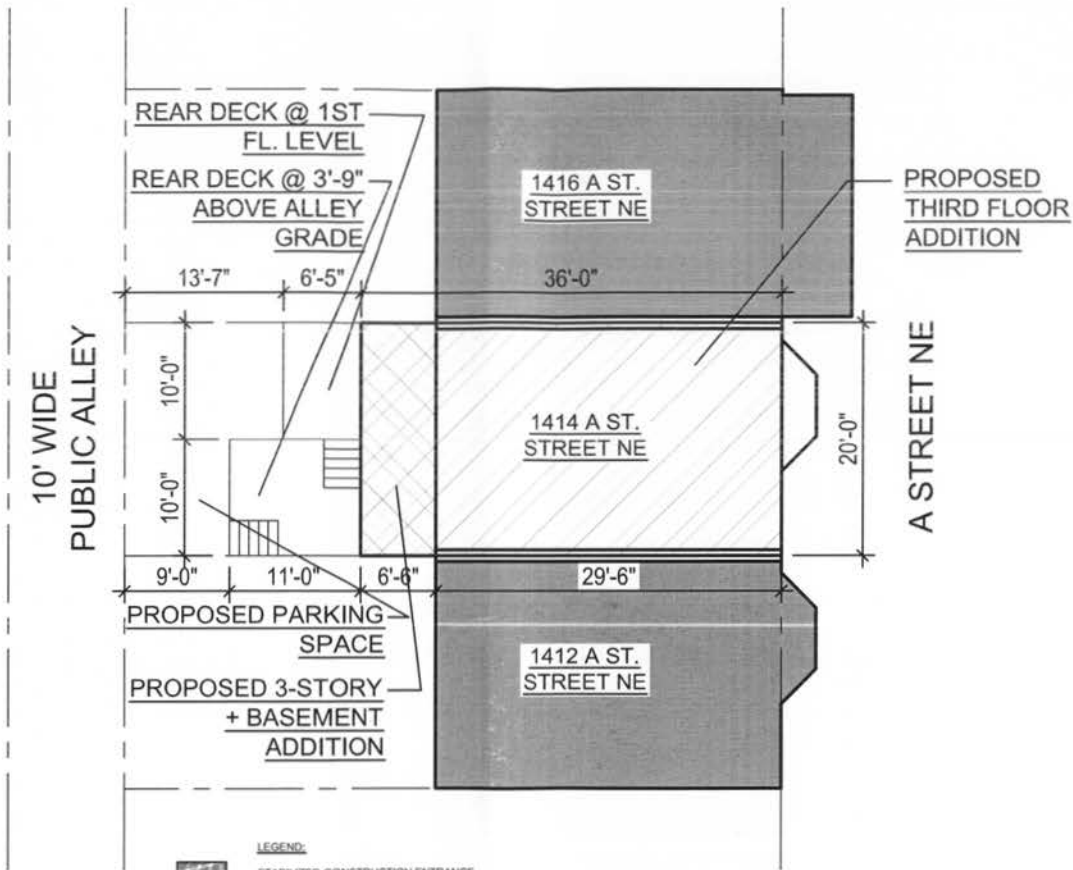
SEAL:

VERSION: BZA
DATE: 12-6-11
SCALE: N.T.S.

COVER SHEET

C-1

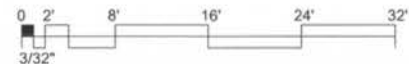
BZA CASE #18290
 REVISED 12/6/11



LEGEND:

	STABILIZED CONSTRUCTION ENTRANCE	
	SILT FENCE	
	PROPERTY LINE	
	LIMIT OF DISTURBANCE	0 SF
	VOLUME OF CUT	0 CU FT
	VOLUME OF FILL	0 CU FT

1 SITE PLAN
 C-2 SCALE: 3/32"=1'-0"



REVISIONS

#	DATE	COMMENTS

ALLENBACH RESIDENCE
 1414 A STREET NE Washington, DC 20002

FWLER ARCHITECTS
 1819 D STREET SE
 WASHINGTON, DC 20003
 (202) 546-0898
 www.fowler-architects.com

SEAL:

VERSION: BZA
 DATE: 12-6-11
 SCALE: 3/32"=1'-0"

SITE PLAN

C-2

CONSTITUTION AVENUE NE

PUBLIC ALLEY

PUBLIC ALLEY

AMES PLACE NE

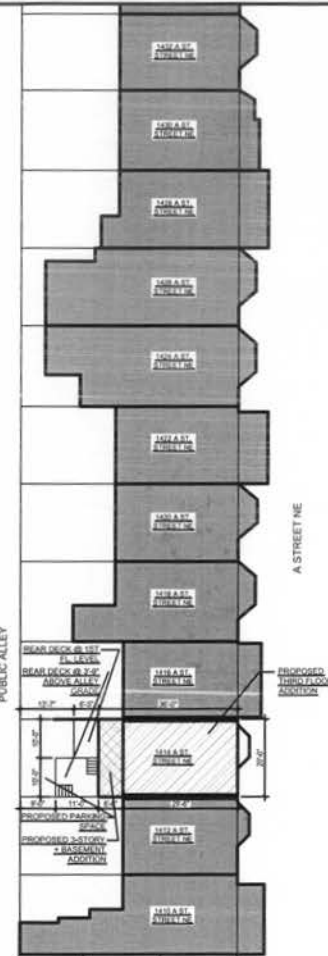
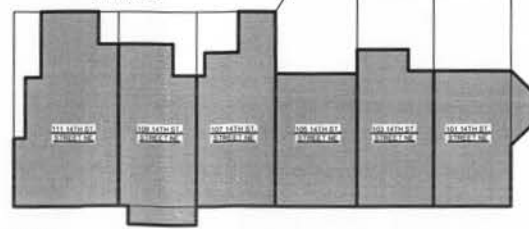
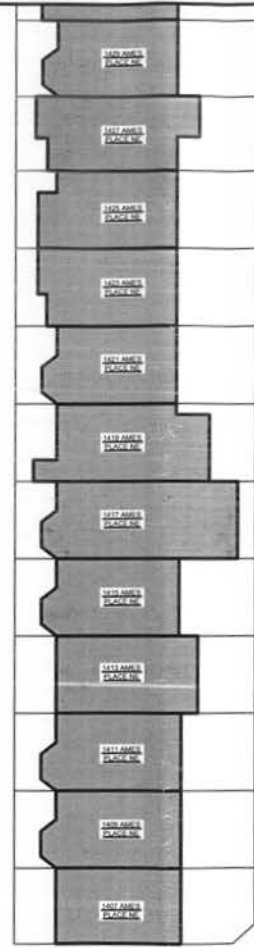
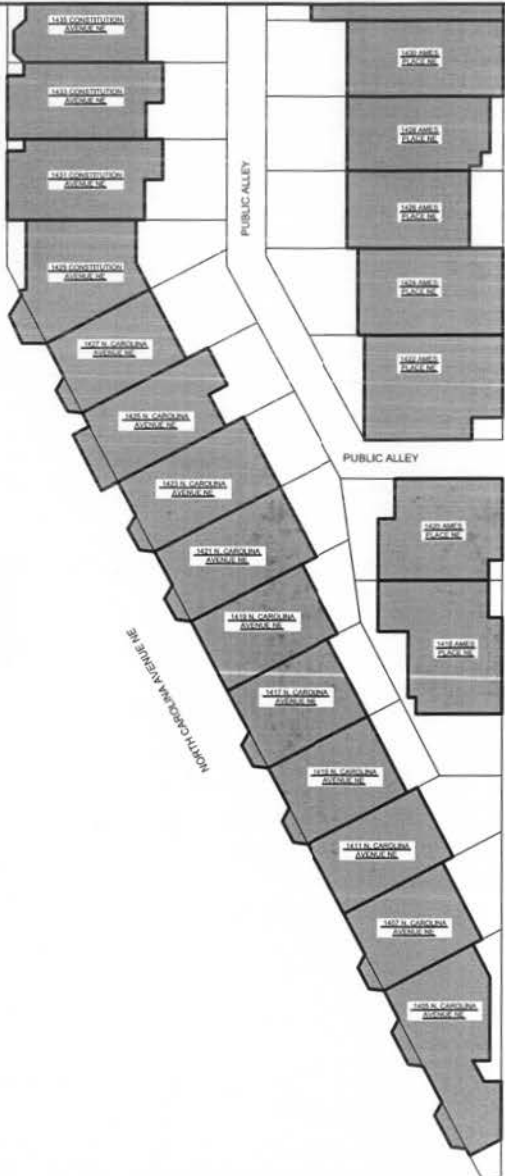
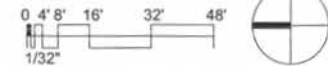
AMES PLACE NE

PUBLIC ALLEY

A STREET NE

A STREET NE

1
C-3 BLOCK SITE PLAN
SCALE: 1/16"=1'-0"



BZA CASE #18290
REVISED 12/6/11

REVISIONS		
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ALLENBACH RESIDENCE
1414 A STREET NE Washington, DC 20002

FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

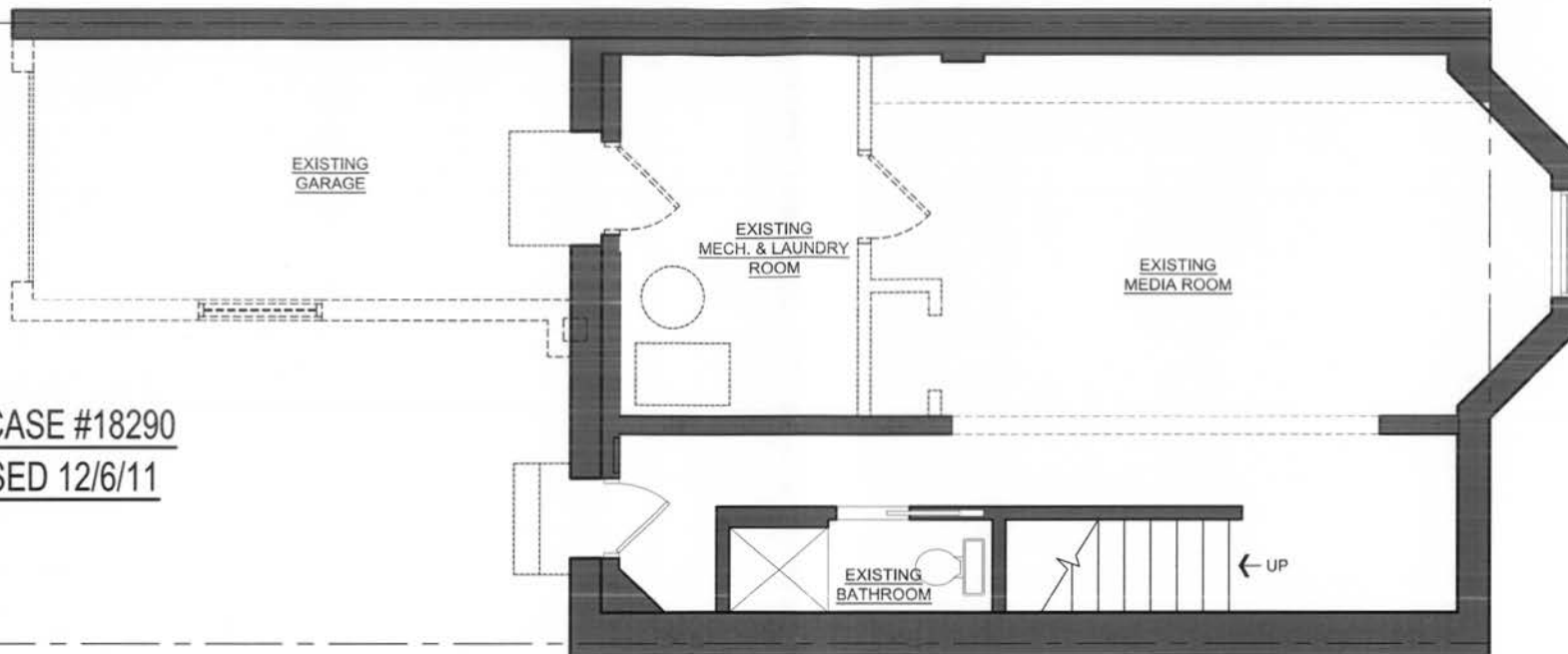
VERSION: BZA
DATE: 12-6-11
SCALE: 1/16"=1'-0"

SITE PLAN

C-3

14TH STREET NE

BZA CASE #18290
REVISED 12/6/11



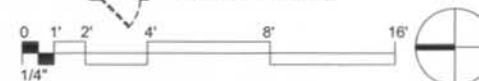
GENERAL DEMOLITION NOTES:

1. FIELD VERIFY EXISTING CONDITIONS PRIOR TO START OF DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
2. LABEL, STORE AND PROTECT ALL SALVAGE ITEMS TO BE REUSED IN THIS PROJECT.
3. ALL WALLS, DOORS, FRAMES, ETC. SHOWN DASHED SHALL BE REMOVED COMPLETELY, UON.
4. WALLS TO BE REMOVED SHALL BE REMOVED FROM FLOOR TO STRUCTURE ABOVE. REMOVAL SHALL INCLUDE ALL ARCHITECTURAL, MECHANICAL, & ELECTRICAL ACCESSORIES, EQUIPMENT, ETC.
5. WHERE AN EXISTING DOOR IS INDICATED FOR REMOVAL THE DOOR FRAME SHALL ALSO BE REMOVED UNLESS OTHERWISE NOTED. SALVAGE ALL DOORS AND TRIM.
7. DEMOLITION OF FINISHES INCLUDES REMOVAL OF ADHESIVES, GROUTING BEDS, ETC. AND REQUIRES REMAINING SURFACES TO BE PREPARED FOR NEW CONSTRUCTION. ALL PATCHING SHALL BE FLUSH WITH SURROUNDING SURFACES AND LEVEL WITHIN TOLERANCES SPECIFIED FOR THE SPECIFIC MATERIAL. IF MATERIAL IS NOT SPECIFIED, MAINTAIN EXISTING PLANES WITHIN 1/8" IN 10 FEET, NON-CUMULATIVE.
8. THE ITEMS IDENTIFIED TO BE REMOVED REPRESENT THE MAJOR ITEMS ONLY. MINOR ITEMS, THAT REQUIRE REMOVAL TO COMPLETE THE WORK, SHALL ALSO BE REMOVED.

1 BASEMENT DEMOLITION PLAN
D-1 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- - - - - EXISTING DOOR TO BE REMOVED



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BASEMENT DEMOLITION PLAN
D-1

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EXISTING
 DECK

EXISTING
 KITCHEN

EXISTING
 DINING ROOM

EXISTING
 PDR. RM



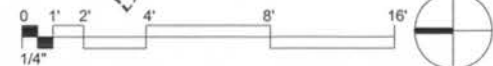
DN →

← UP

1
 D-2 FIRST FLOOR DEMOLITION PLAN
 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- - - - - EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- - - - - EXISTING DOOR TO BE REMOVED



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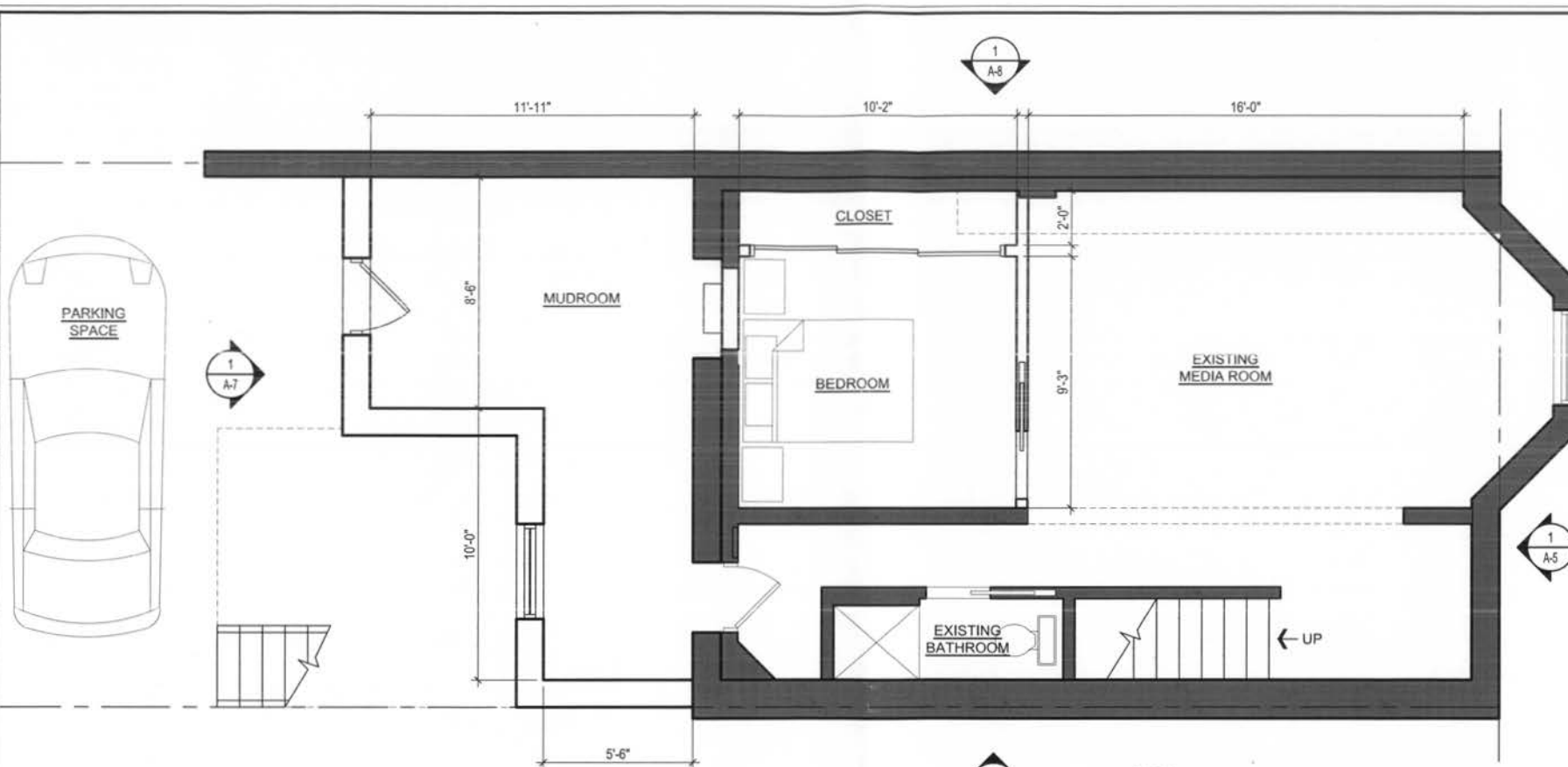
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FIRST FLOOR
 DEMOLITION PLAN
D-2



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1 A-1 BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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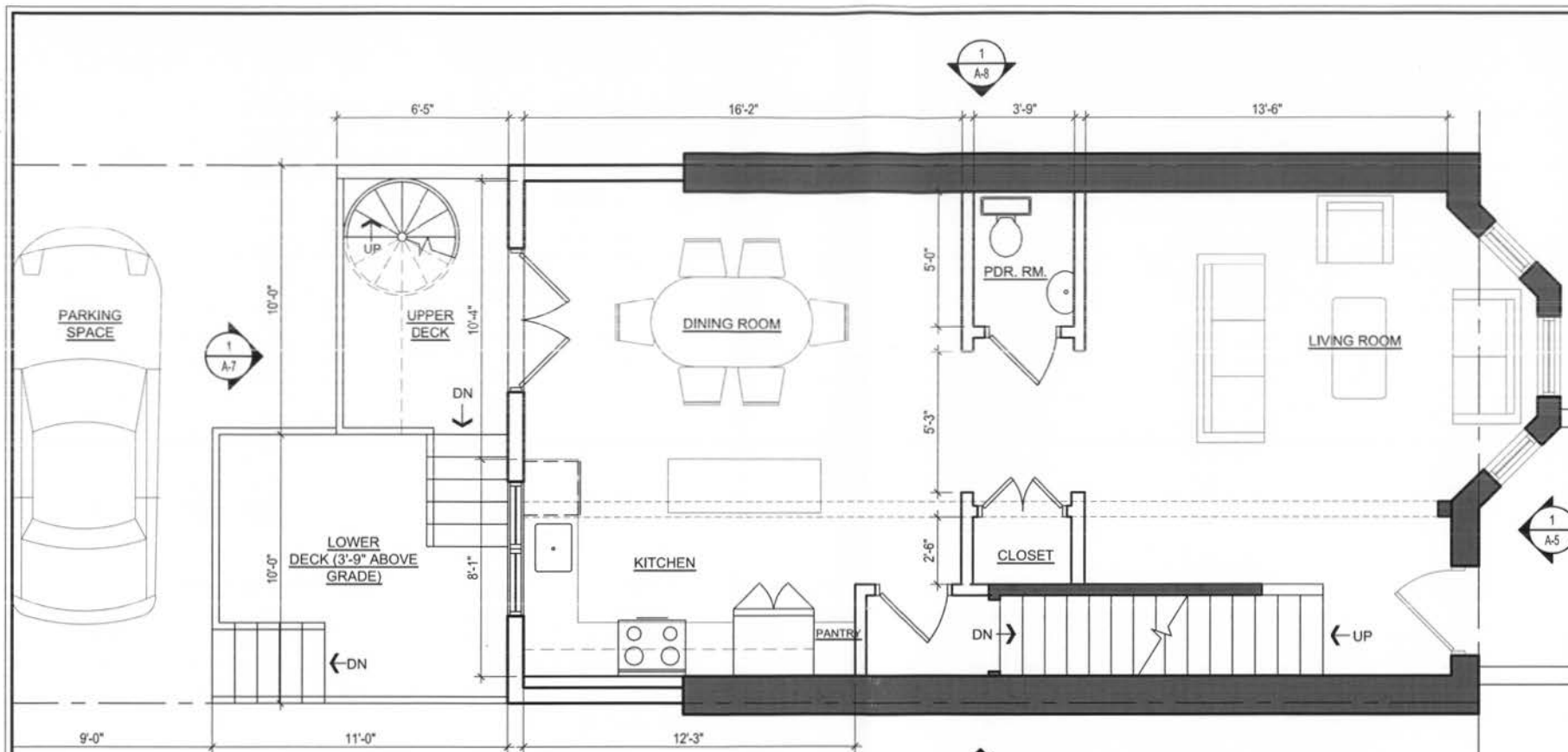
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BASEMENT FLOOR PLAN

A-1



1
A-2
FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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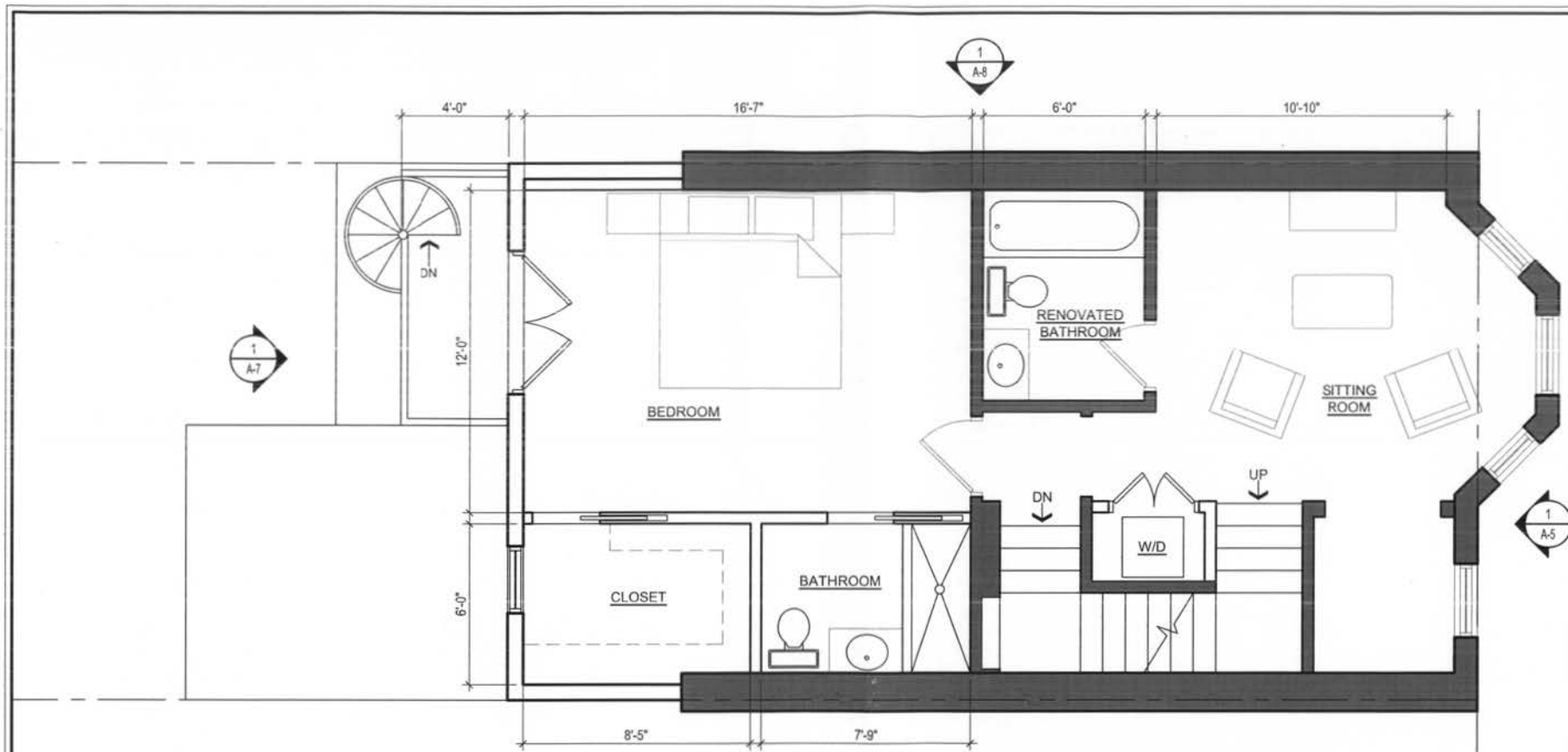
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FIRST FLOOR PLAN

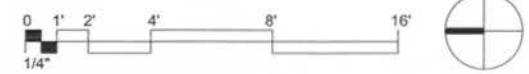
A-2



1 SECOND FLOOR PLAN
A-3 SCALE: 1/4"=1'-0"

LEGEND:

- EXISTING PARTITION TO REMAIN
- NEW PARTITION



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SECOND FLOOR PLAN

A-3



- BRICK HEADER TO MATCH EXISTING
- BRICK TO MATCH EXISTING
- FULL VIEW FRENCH DOOR W/
TRANSOM ABOVE
- RAILING @ BALCONY OVER EXISTING BAY
- ALUM. CLAD DOUBLE HUNG WINDOW

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FRONT ELEVATION

SCALE: 1/4"=1'-0"



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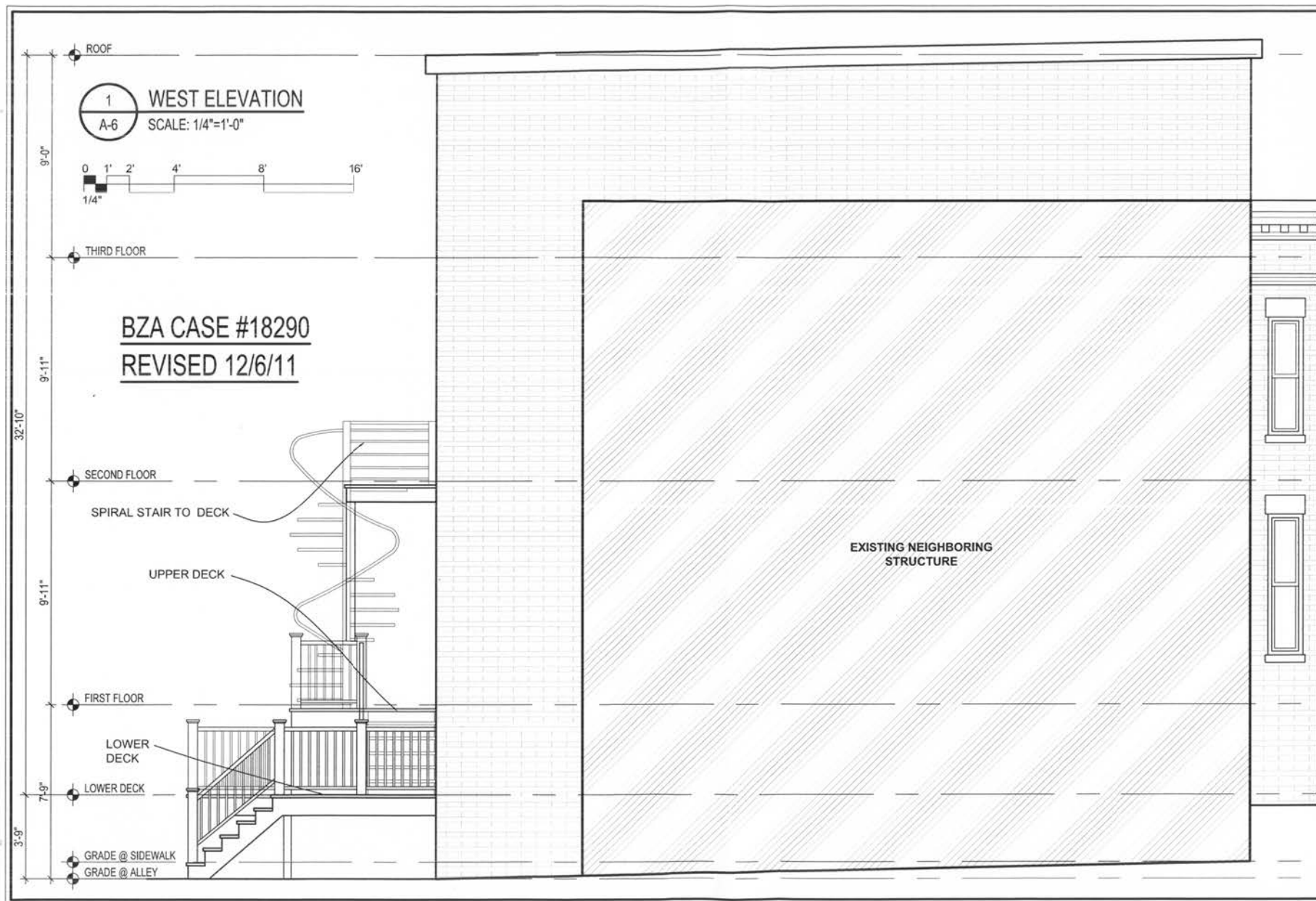
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SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-5



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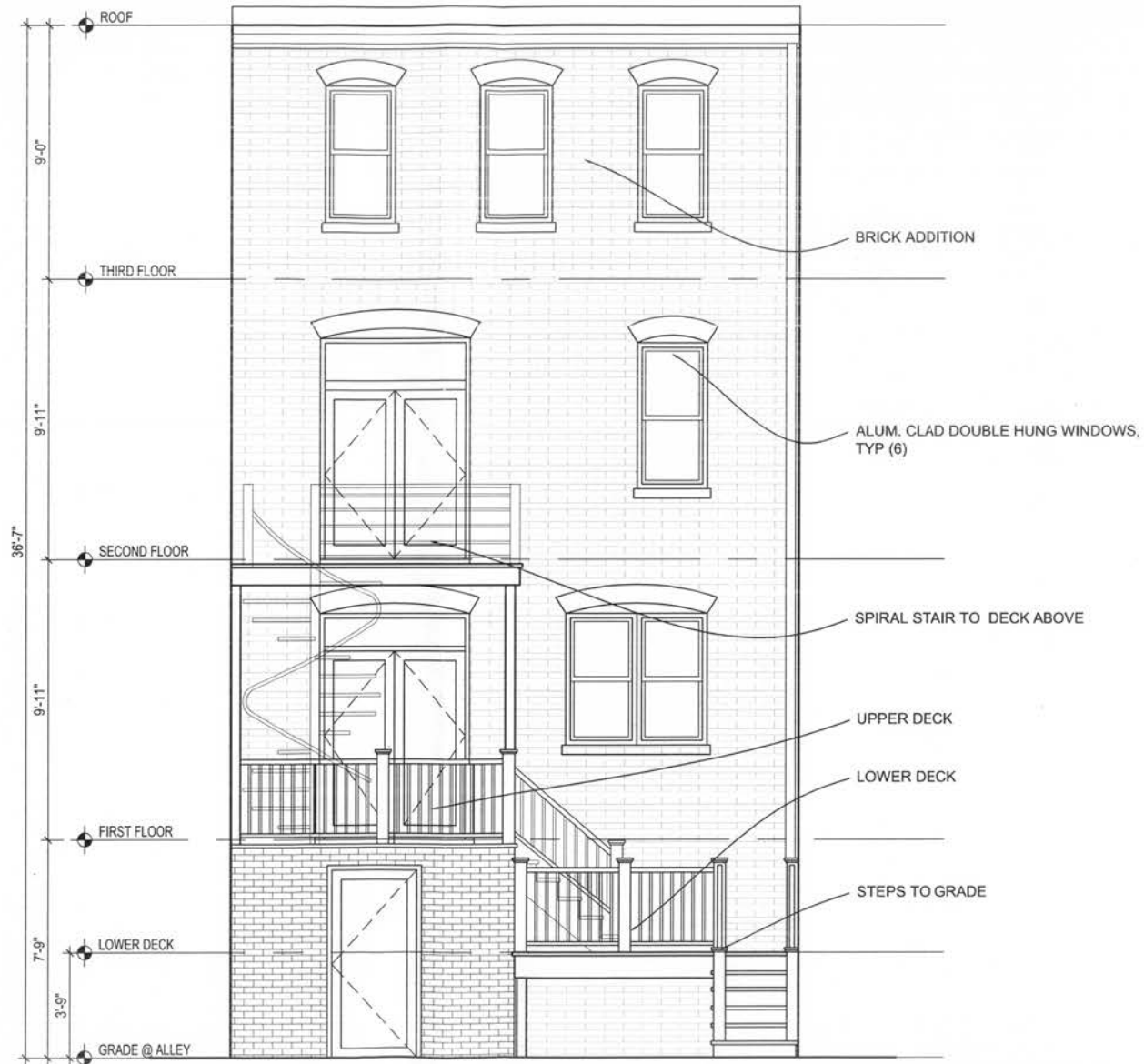
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SCALE: 1/4"=1'-0"

EXTERIOR
ELEVATION

A-6

1 BACK ELEVATION
A-7 SCALE: 1/4"=1'-0"



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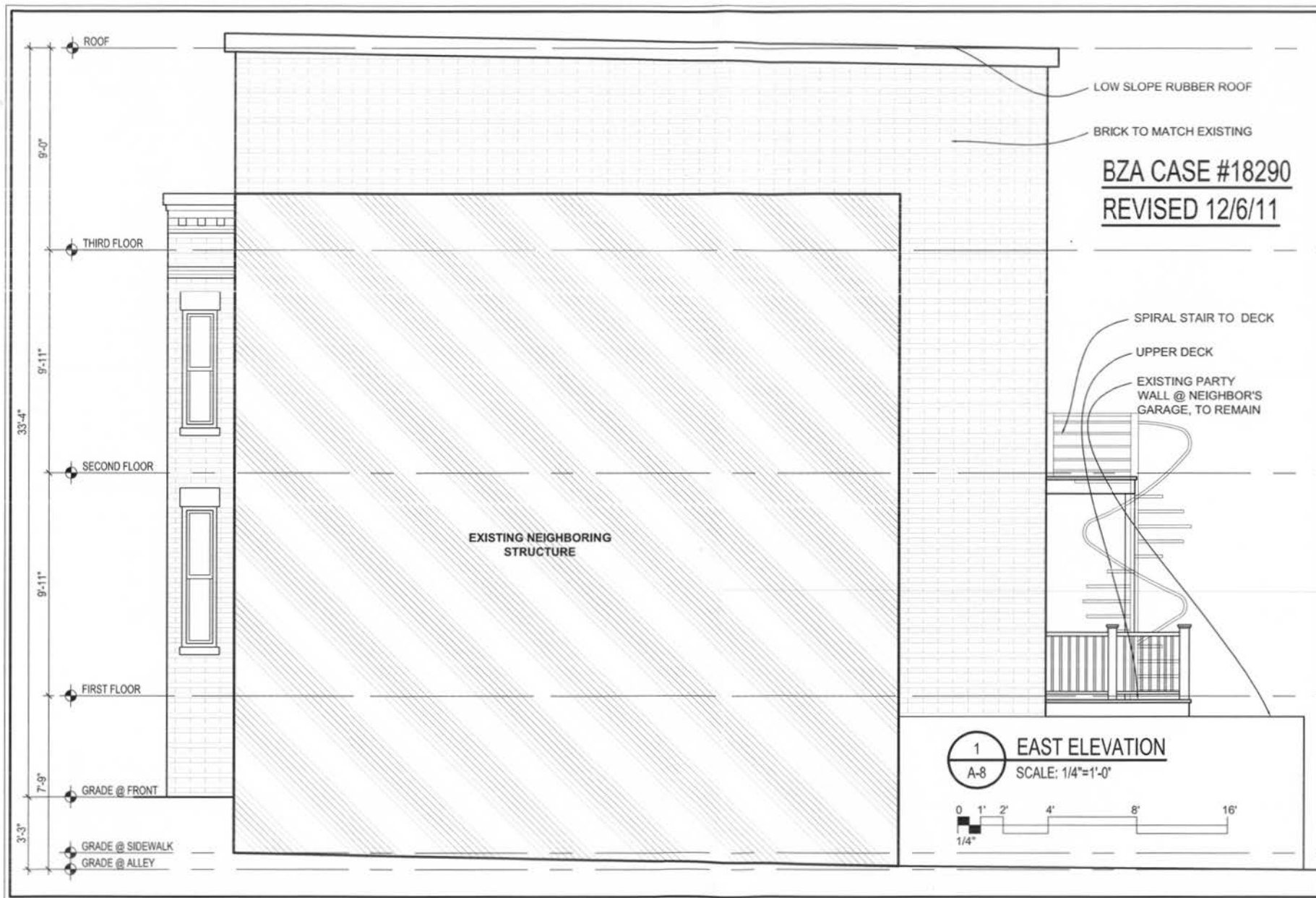
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EXTERIOR
ELEVATIONS

A-7



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EXTERIOR
ELEVATION

A-8