

Supplemental Filing
Special Exception Application
1102 Park Street NE- BZA#18930

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

From: **Jennifer Fowler**
Architect/Agent
1819 D Street SE
Washington, DC 20003

Date: February 16, 2015

Subject : **BZA Application for an Addition and Garage Expansion at 1102 Park Street NE**

Dear Board of Zoning Adjustment,

This letter serves to explain revisions made to the proposal for a rear addition and garage expansion, in response to concerns raised by neighbors.

Plan Revisions:

The ANC, as well as a neighbor across the alley, expressed concerns about the original proposed height of the garage. They also had concerns about the impact on their privacy that the proposed roof deck would have. Based on these concerns the following changes were made:

1. The overall height was reduced by 4.5' so that the alley façade reached 16.5' rather than the original proposal for 21.0'. The height from the yard grade will be 13.5' which is well below the maximum height allowed for an accessory structure.
2. The roof deck was eliminated from the upper portion of the roof of the garage. The parapet wall was eliminated.
3. The windows along the alley were revised to be faux windows, totally eliminating any views towards C Street NE from the storage area.

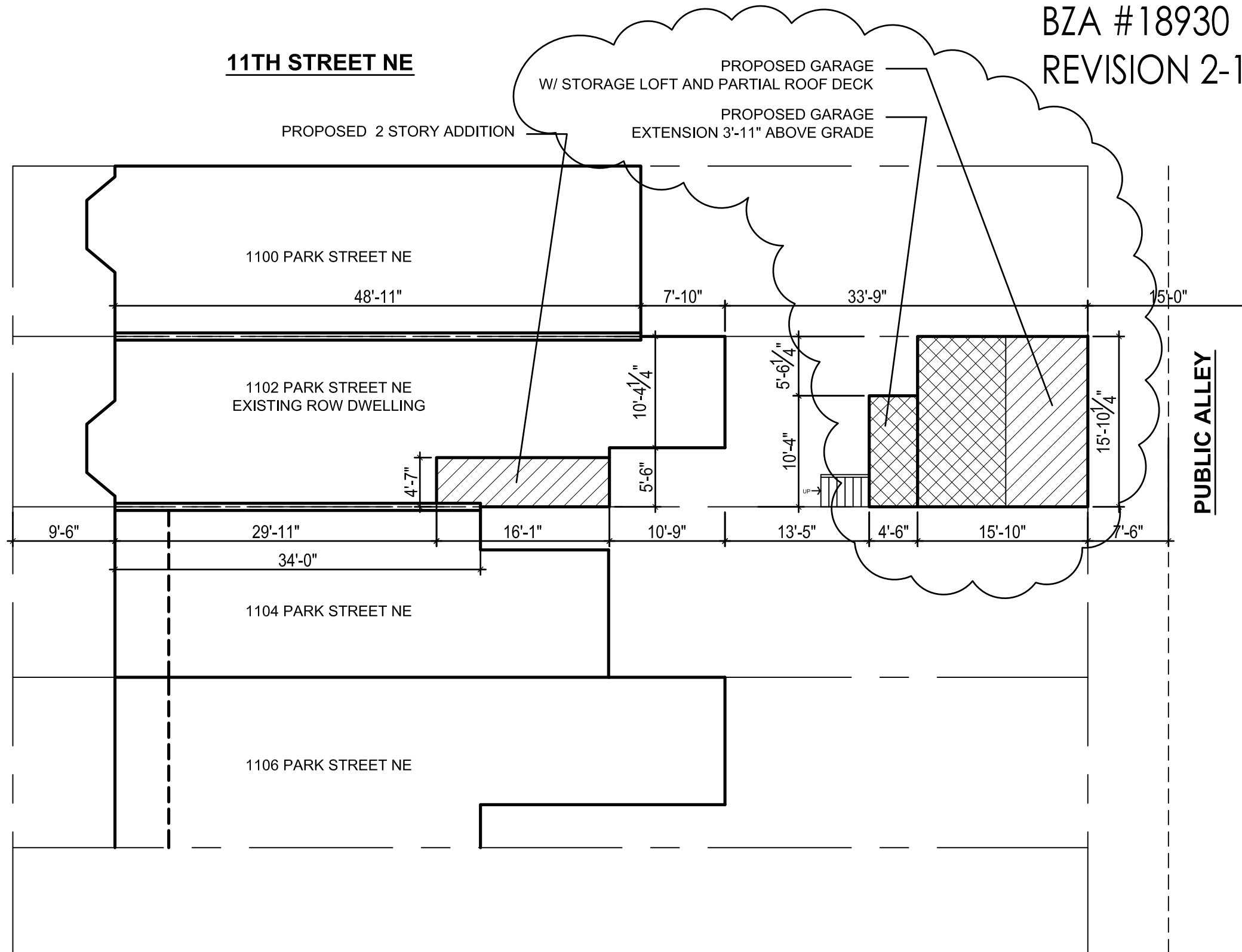
Summary:

We would like to request the Zoning Commission to grant the scaled down request. The additions do not unduly affect the light and air of neighbors, and the requested relief is not inconsistent with the intent and purpose of the Zoning Regulations. The ANC as well as the CHRS have submitted letters of support for the proposal.

Thank you for your consideration.

Jennifer Fowler

PARK STREET NE



BZA #18930
REVISION 2-16-15

REVISIONS		
#	DATE	COMMENTS

MCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

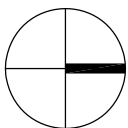
FOWLER ARCHITECTS
1819 D STREET SE
WASHINGTON, DC 20003
(202) 546-0896
www.fowler-architects.com

SEAL:

VERSION: BZA
DATE: 2-16-15
SCALE: 3/32"=1'-0"

SITE PLAN

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



C-2

REVISIONS		
#	DATE	COMMENTS

MCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002

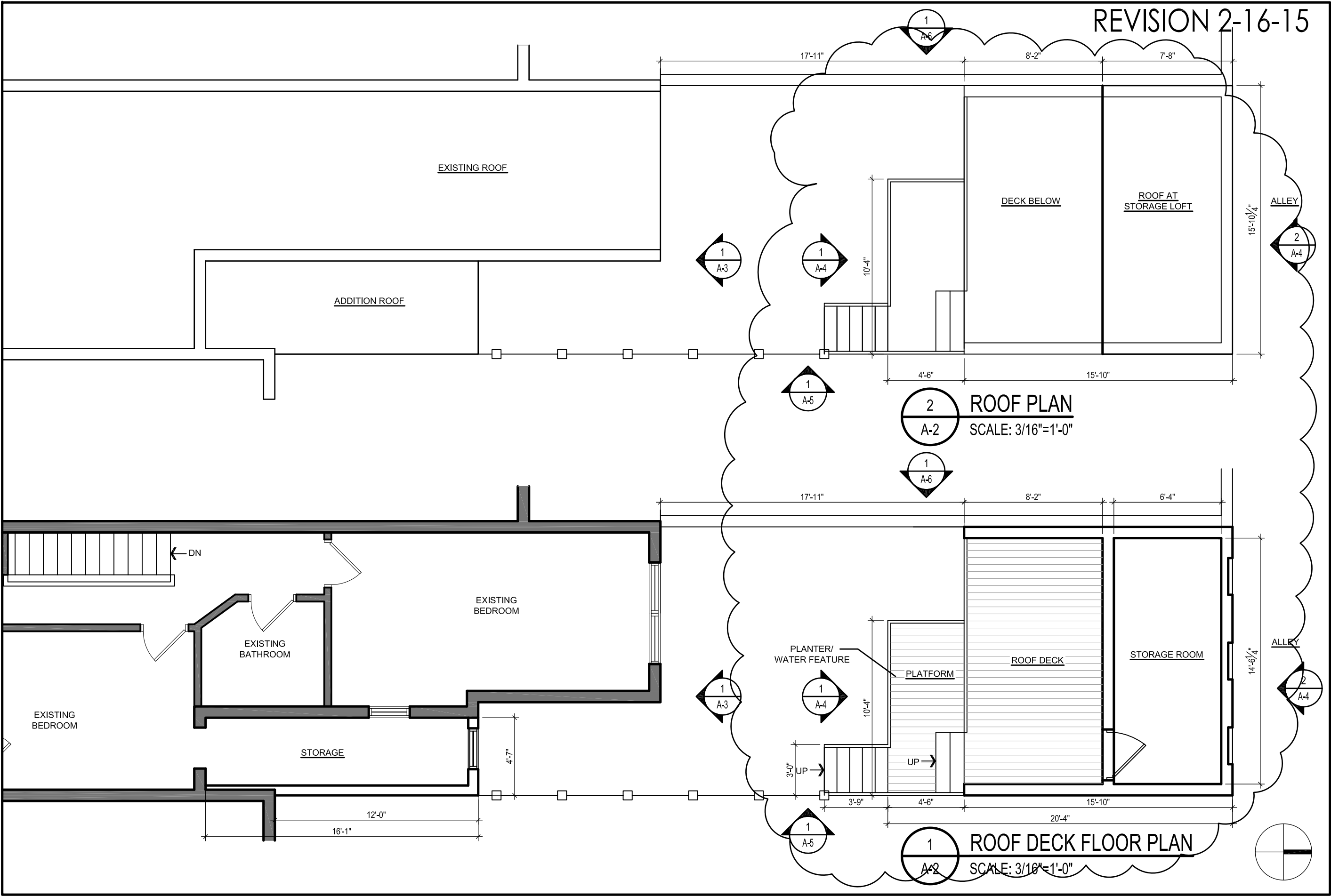
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SEAL:

VERSION: BZA
DATE: 2-16-15
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FLOOR PLANS

A-2



BZA #18930
REVISION 2-16-15

REVISIONS		
#	DATE	COMMENTS

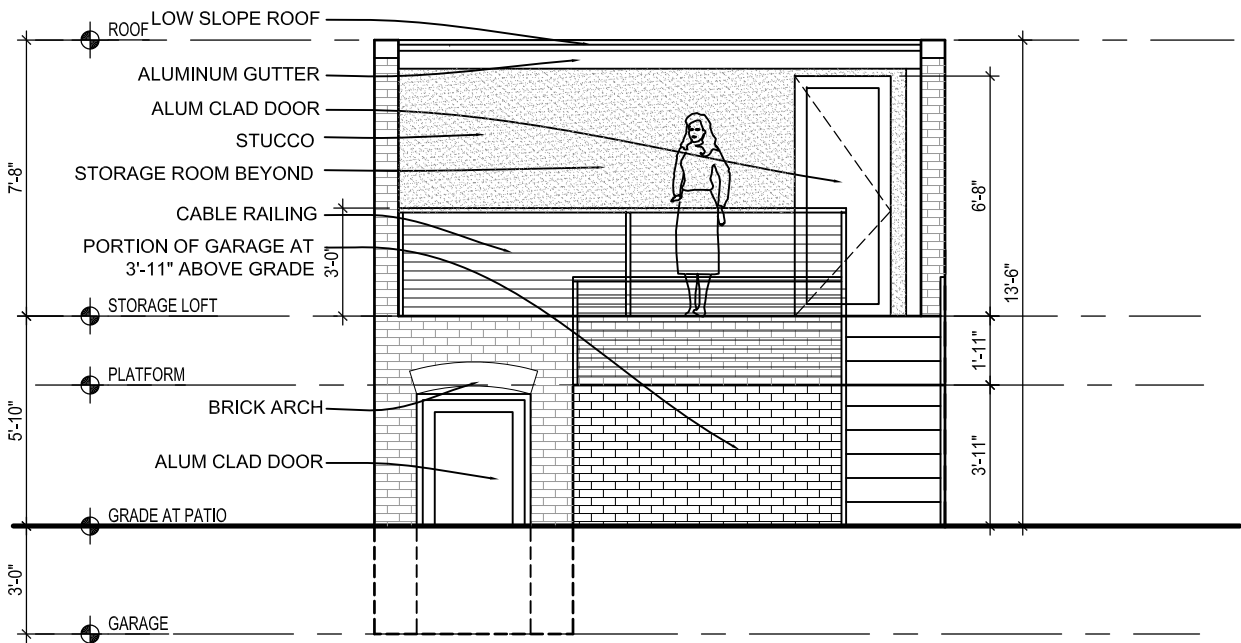
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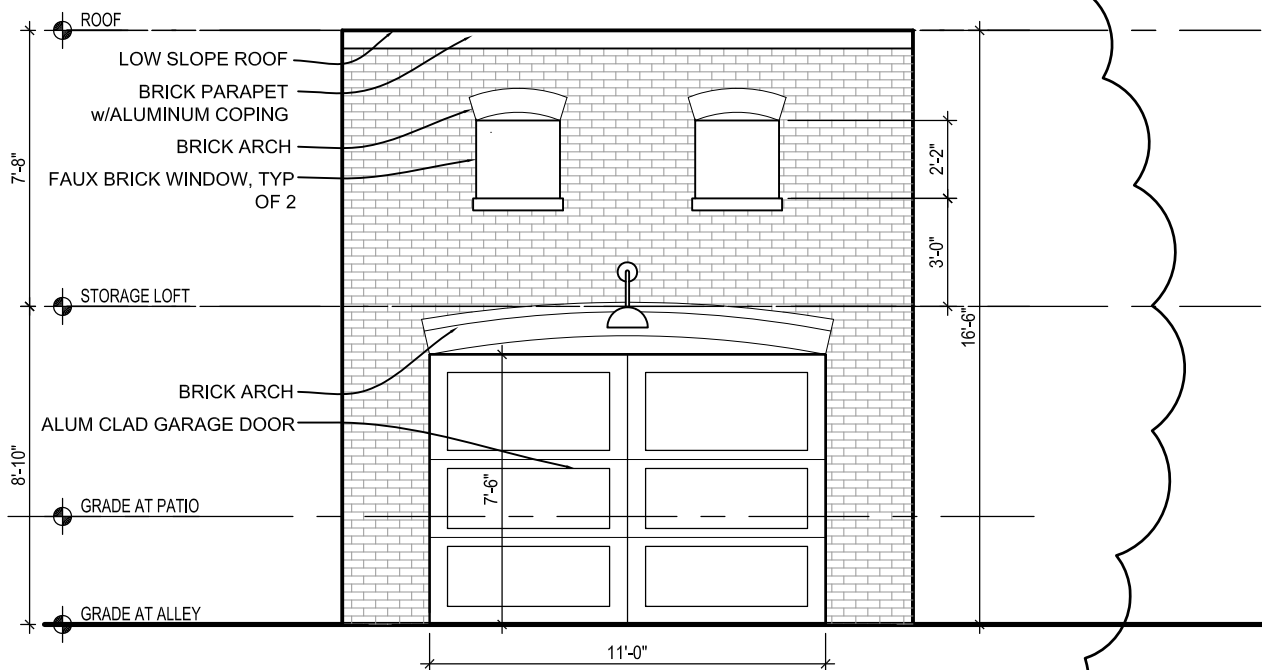
SEAL:

VERSION: BZA
DATE: 2-16-15
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-4



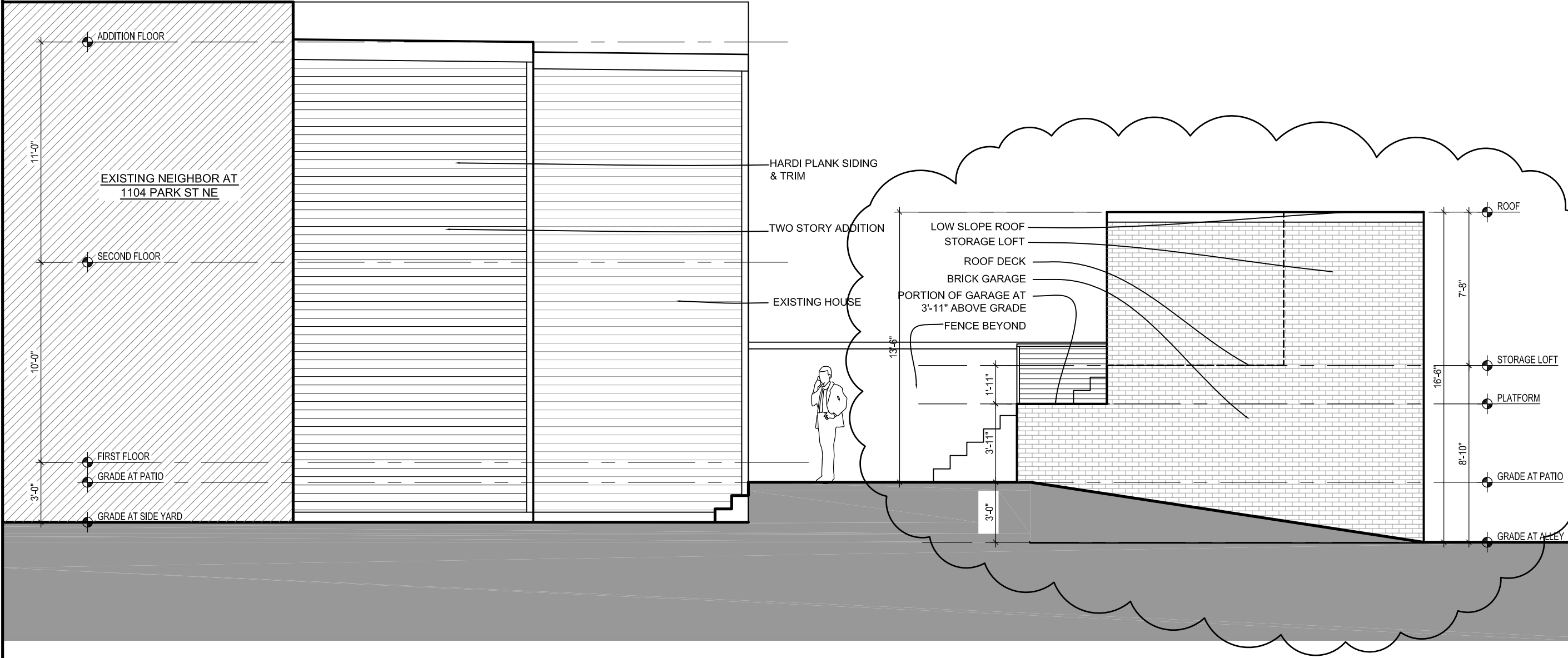
1 GARAGE YARD ELEVATION
A-4 SCALE: 3/16"=1'-0"



2 GARAGE ALLEY ELEVATION
A-4 SCALE: 3/16"=1'-0"

BZA #18930
REVISION 2-16-15

REVISIONS		
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SEAL:

1 EAST ELEVATION
A-5 SCALE: 3/16"=1'-0"

VERSION: BZA
DATE: 2-16-15
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-5

BZA #18930
REVISION 2-16-15

REVISIONS		
#	DATE	COMMENTS

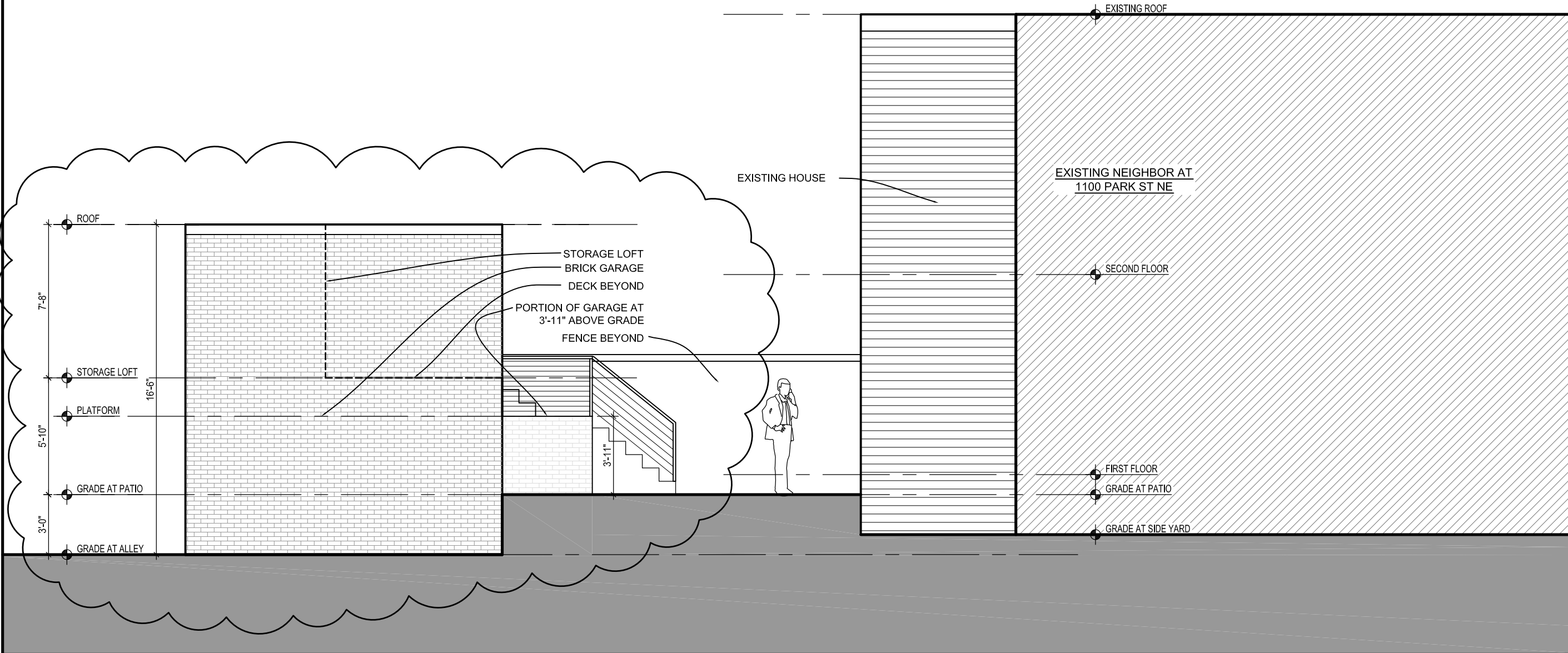
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SEAL:

VERSION: BZA
DATE: 2-16-15
SCALE: 3/16"=1'-0"
EXTERIOR ELEVATION

A-6

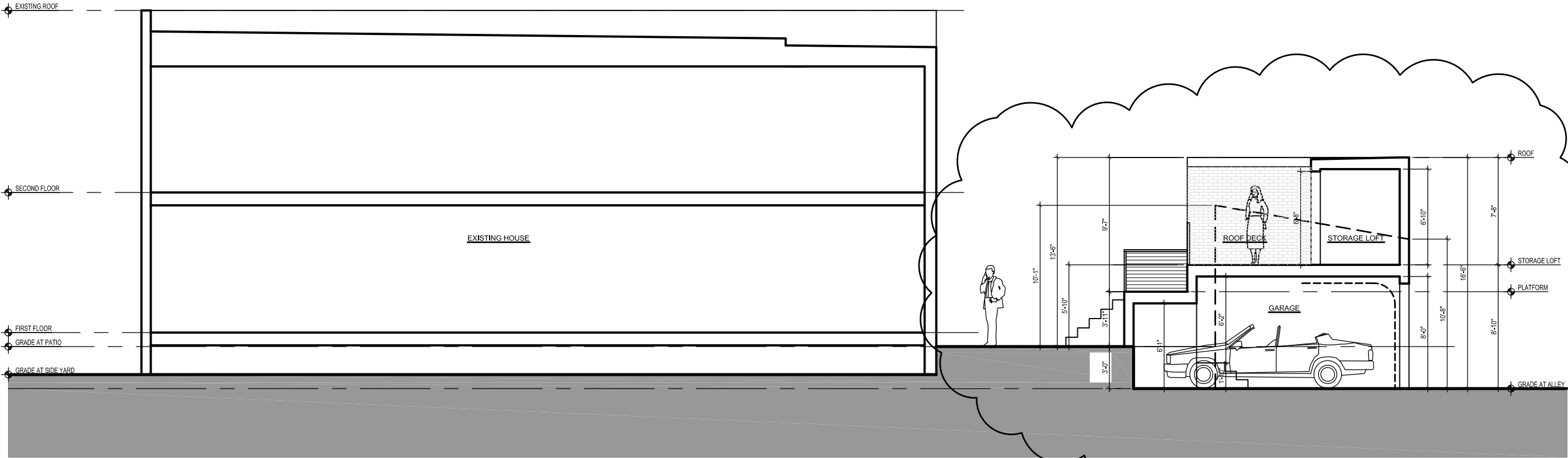


1 WEST ELEVATION
A-6 SCALE: 3/16"=1'-0"

BZA #18930
REVISION 2-16-15

REVISIONS		
#	DATE	COMMENTS

MCCLAIN RESIDENCE
1102 PARK STREET NE Washington, DC 20002



1 BUILDING SECTION
A-7 SCALE: 1/8"=1'-0"

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SEAL:

VERSION: BZA
DATE: 2-16-15
SCALE: 1/8"=1'-0"

BUILDING SECTION

A-7