2609 "P" STREET NW WASHINGTON, DC 20007 CASE 108

C. Statement of Existing and Intended Use of Building

The application is for the addition of a wood deck to the side of a rear ell on an existing three story house at 2609 "P" Street NW Washington, DC 20007, owned by Fuad Alykhan. The design calls for filling the footprint of the rear court at the second level only so as to provide outdoor space accessible to the principal living spaces of the house which are on the second level.

ANC 2E SUPPORTS THE PROJECT AND THE COMMISSION OF FINE ARTS HAS GRANTED BOTH CONCEPTUAL AND PERMIT APPROVAL FOR THE PROPOSED PROJECT, BASED ON THE RECOMMENDATION OF THE OLD GEORGETOWN BOARD. (see enclosures)

D. Explanation for Special Exception Request

The proposed deck design would require a variance since the house already occupies more than its permitted 60%. As the property only has a four foot deep stretch of open space at the rear, darkened by a high fence at the back and the brick walls of flanking commercial structures, it seems reasonable that a bit of open space could be provided at the second level of the house. From that vantage point, a glimpse of greenery is afforded from the surrounding gardens without allowing direct views into those neighboring gardens. For these reasons, a variance is being applied for to the Board of Zoning Adjustment.

Christian Zapatka
Christian Zapatka Design, LLC
1427 27th Street NW
Washington, DC 20007

July 18, 2003

BZA
Case No. 17060
Exhibit No. 3

Board of Zoning Adjustment
District of Columbia
CASE NO. 17060
EXHIBIT NO. 3

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
441 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

22 November 2002

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G. 03-19 HPA. 03-26	2609 P Street, NW Fuad Alykhan Residence	Alterations for new front second floor balcony and rear deck - conceptual

LOT: 95 SQUARE: 1265

RECOMMENDATION: No objection to concept design for proposed alterations to rear, including rear deck, alterations to rear window and new masonry opening for French doors to deck, and new window within vestibule to match existing. Recommend **AGAINST** concept of addition of new balcony on front facade, and of double doors at entry. Recommend replacement of existing front door with a single full-width door. File new submission of working drawings, including details, with permit application for approved alterations for review by the Commission when ready.

Frederick J. Lindstrom
Assistant Secretary

THE COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

NATIONAL BUILDING MUSEUM
401 F STREET, N.W., SUITE 312
WASHINGTON, D.C. 20001-2728

202-504-2200
202-504-2195 FAX

21 March 2003

TO: Mayor's Agent for D.C. Law 2-144, Public Law 808, and Public Law 231, for those applications also subject to D.C. Law 2-144

The accompanying application is returned by the Commission of Fine Arts with recommendation as noted:

O.G. 03-118 HPA. 03-221	2609 P Street, NW Fuad Alykhan Residence	Alterations to rear for new French doors and deck - permit

LOT: 95 SQUARE: 1265

RECOMMENDATION: No objection to issuance of permit for proposed alterations to rear for new French doors and for new deck as shown in supplemental drawings received and dated 24 February 2003. Working drawings conform to approved concept. See previous Recommendation (O.G. 03-19). Note is made that permit application is pending final zoning review. Any modifications to the approved design as a result of further review in the permit process must be submitted to the Commission for approval.

Frederick J. Lindstrom
Assistant Secretary