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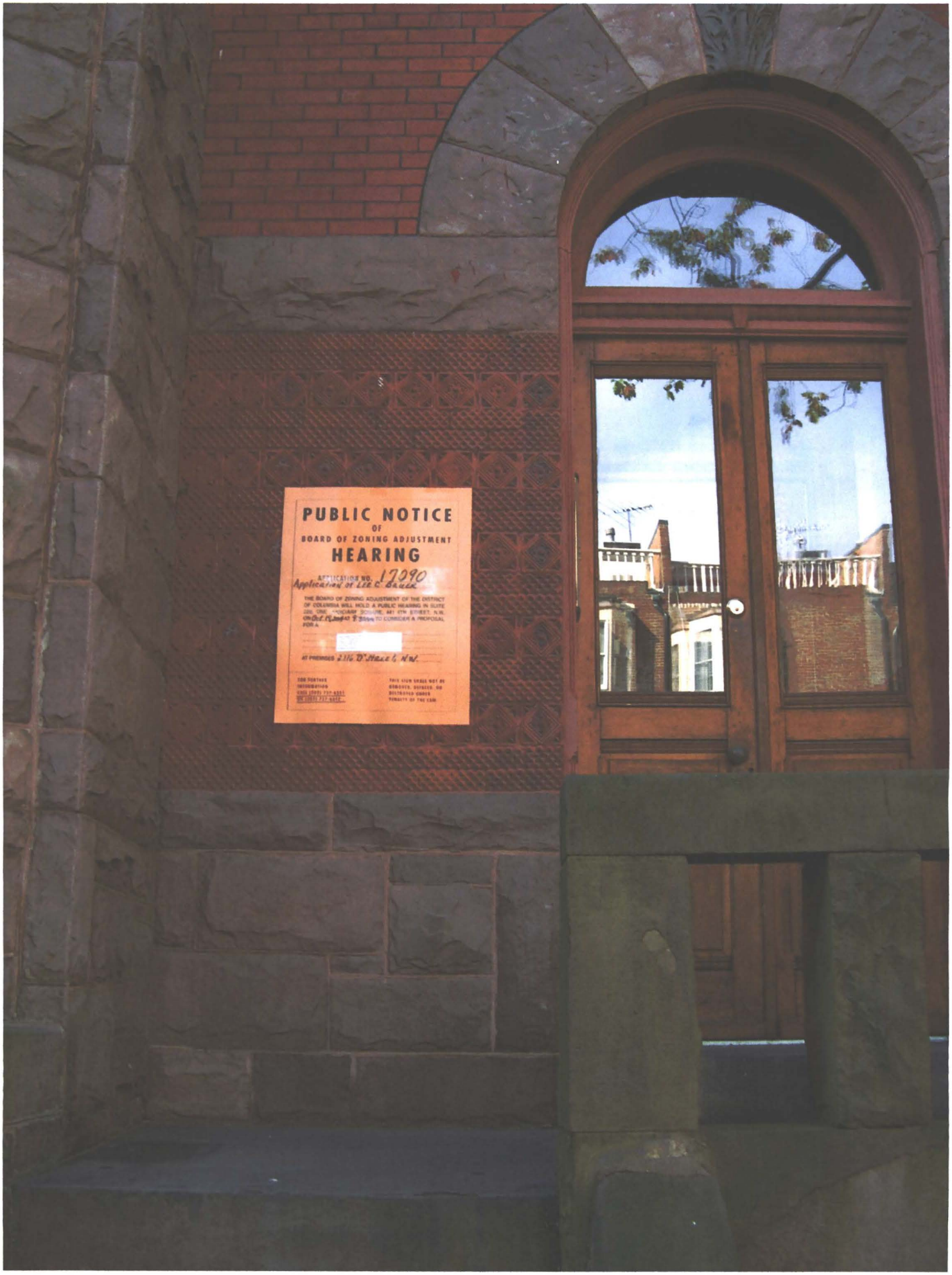


BZA
Case No. 17090
Exhibit No. 29

Lee Bauer's House, 2116 O Street, N.W. Washington DC

Board of Zoning Adjustment
District of Columbia
CASE NO. 17090
EXHIBIT NO. 29

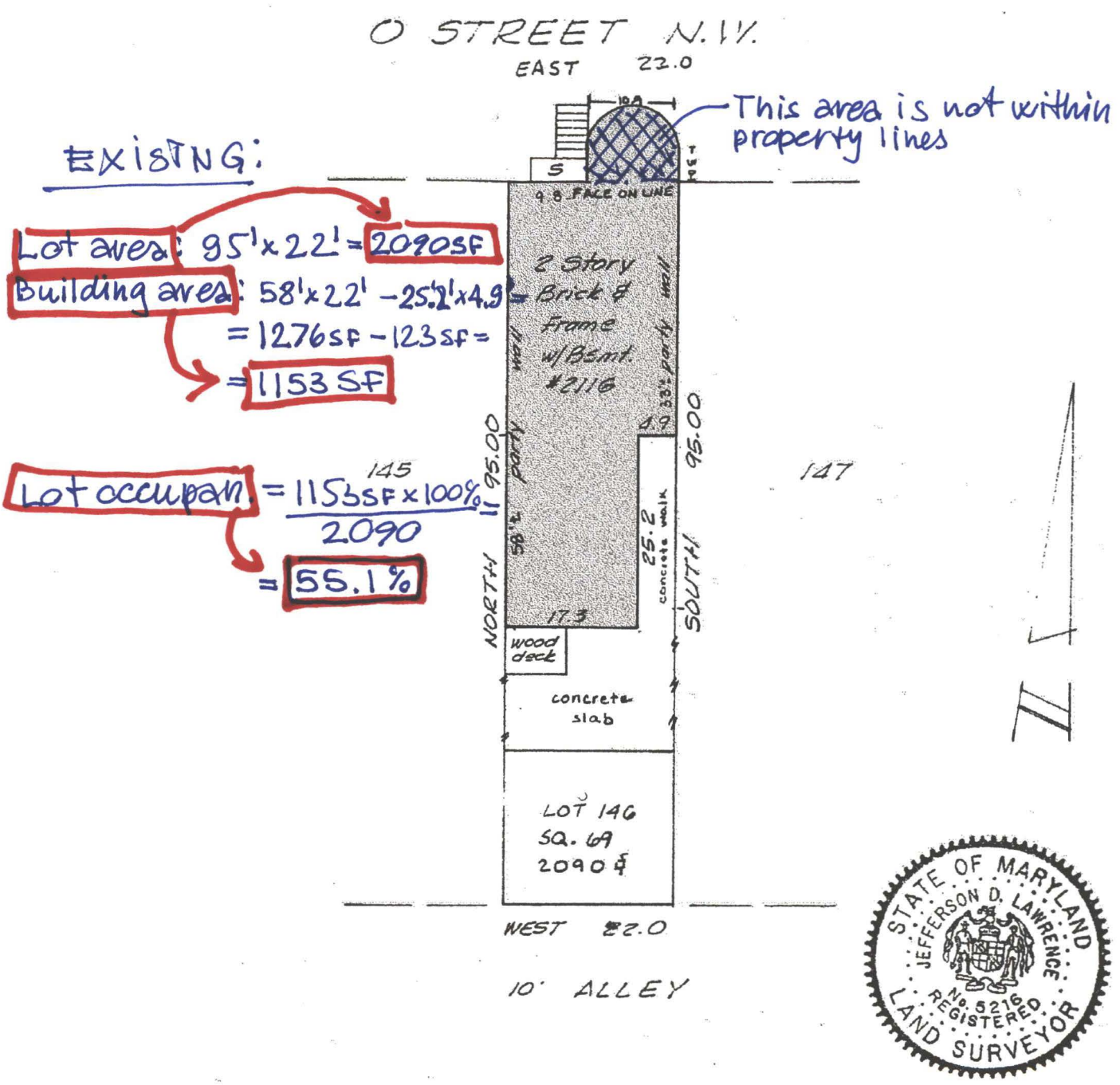
Case # 17090


PUBLIC NOTICE
OF
BOARD OF ZONING ADJUSTMENT
HEARING
APPLICATION NO. 17090
Application of Lee C. Brick
THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA WILL HOLD A PUBLIC HEARING IN SUITE 220, ONE JUDICIARY SQUARE, 441 4TH STREET, N.W.
TO CONSIDER A PROPOSAL FOR A
AT PREMISES 2114 D Street, N.W.

TDL, LTD

ALMAR & ASSOCIATES

15849 Crabbs Branch Way
Rockville, Maryland 20855
(301) 840-9747



87713

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 20'
RECORDED IN
PLAT BOOK:
PLAT:

NOTE: This drawing is not intended to establish property lines nor are the existance of corner markers guaranteed. All information shown hereon taken from the land records of the county in which the property is located. Do not attempt to erect fences from information contained on this drawing.

HOUSE LOCATION

LOT 146 SQUARE 69

DISTRICT OF COLUMBIA

I hereby certify that the position of all the existing improvements on the above described property has been established by a transit tape measurement.

Date: April 2, 1987

Jefferson D. Lawrence

JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216

Lee Bauer's Residency
Address: 2116 O Street N.W. Washington DC 20037

EXISTING CONDITIONS (according to Plat from April 2, 1987)

LOT AREA:	**2090 S.F. (95'x22')**
BUILDING AREA :	**1153 S.F. (see building dimrnsions onthe Plat)**
LOT OCCUPANCY:	**1153x100/2090=55.1%**
F.A.R..:	**1153x3/2090=1.65**
	PROPOSED GARAGE ADDITION
WALKWAY:	**55 S.F. (REMOVED FROM PROJECT)**
GARAGE AREA:	**384 S.F.**
LOT OCCUPANCY:	**384x100/2090=18.4%**
GARAGE F.A.R..:	**384:2090=0.184**
	TOTAL PROPOSED
LOT AREA:	**95'x22' = 2090 S.F.**
BUILDING AREA :	**1153 S.F. +384 S.F.= 1537 S.F.**
LOT OCCUPANCY:	**1537x100/2090 = 73.5%**
F.A.R. :	**1.65+0.184 = 1.834**

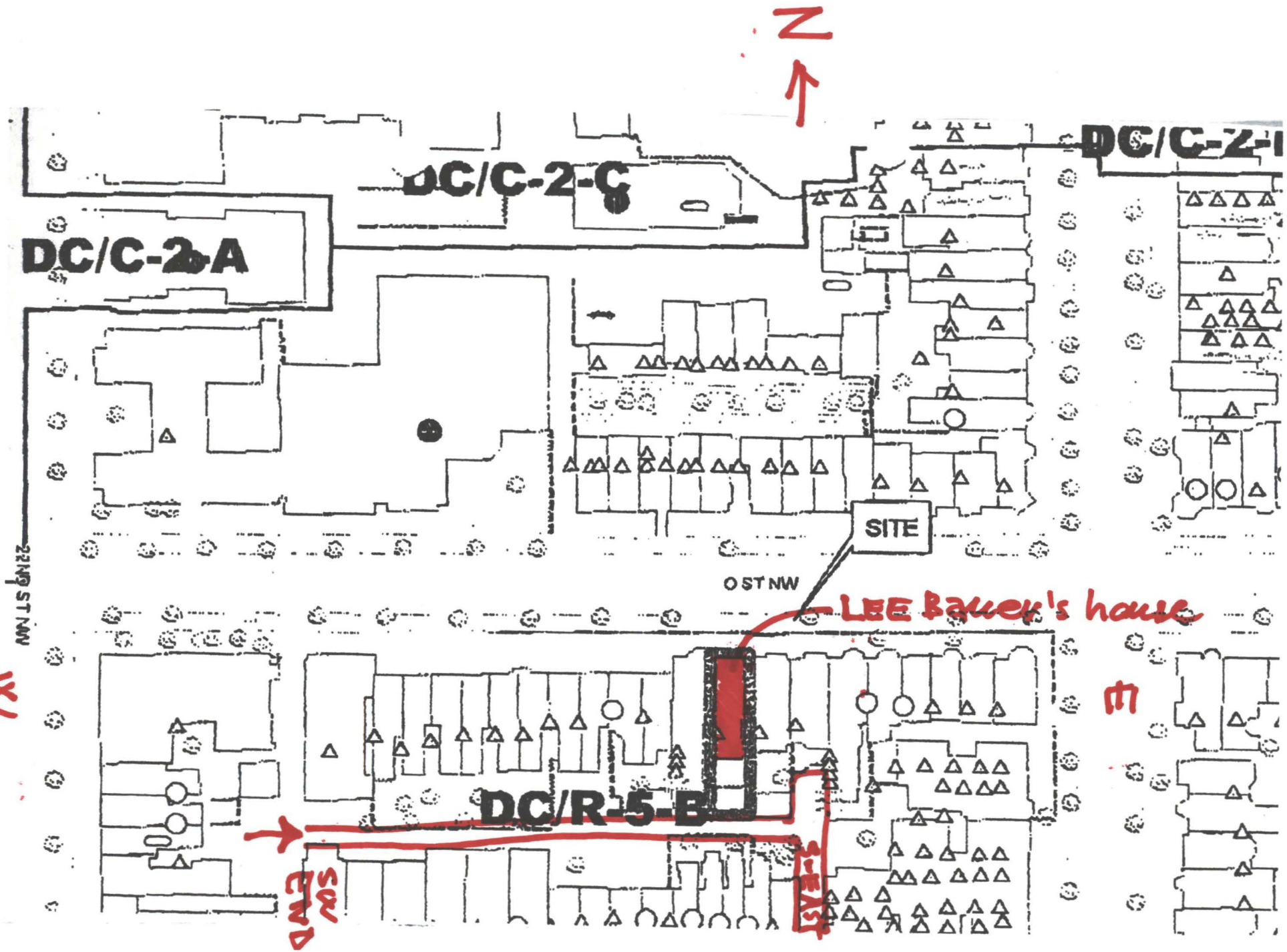
Practical difficulties to comply with 12' setback requirement include:

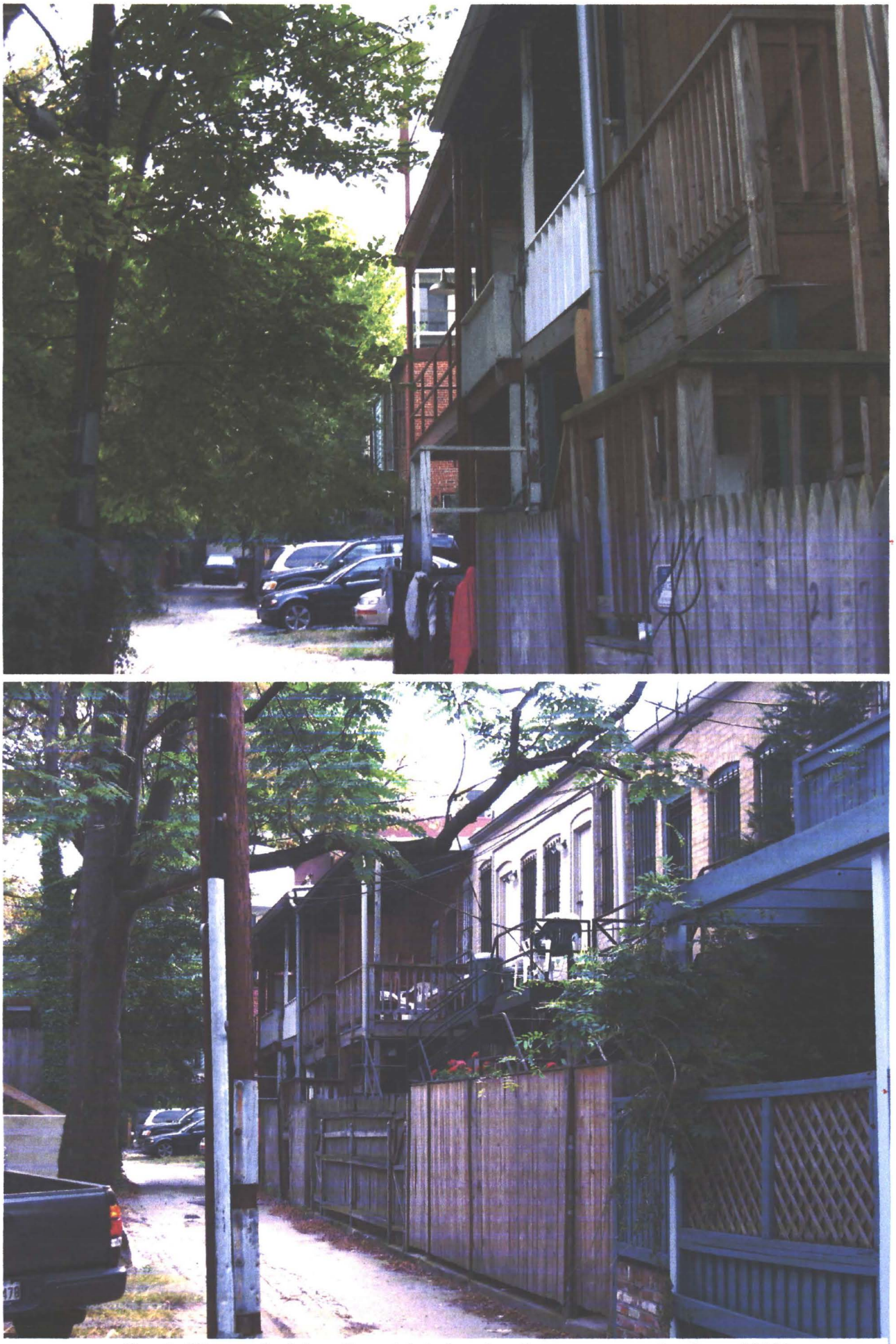
Total length of open space between Lee Bauer's house and alley is about 35', including window 5' of window well. **Only remaining 30' is the open space length for the backyard with garden and proposed garage.** Presently, 17'-11" of that property, behind wood fence is used as a parking space.

a) Proper functioning of proposed **secure garage should be at least 18'-4" deep,** including separating brick wall and garage door space (16'-4" deep clear space similar to neighboring garage on the East). **Remaining area for the backyard - garden will be about 11'-8".** During construction large part of existing backyard will be used as initial stage for storing construction materials and later rebuilt as a nice garden with plants and trees. **12' setback requirement from the centerline of the alley (7' from the property line) will eliminate almost all backyard. There will be no space left for planting trees or plants.**

b) Proposed garage project done in done with complete harmony with Joseph Passonneau's elegant backyard and garage. 12' setback from the centerline of the alley (7' from the property line) will cause major disproportion.

By *David B. Akopian,* representing *Lee Bauer.*


N
DC/C-2-C
DC/C-2-A
SITE
O ST NW
LEE Bauer's house
W
DC/R-5-B
SW END
22ND ST NW



South-West end of the alley with balconies. Lot occupancy is about 100%



North-West end of the alley, with garages and decks



South-East end of the alley. Fenced properties located in front of Lee Bauer's lot.



North-East end of the alley looking toward Lee Bauer's and Joseph Passonneau's properties

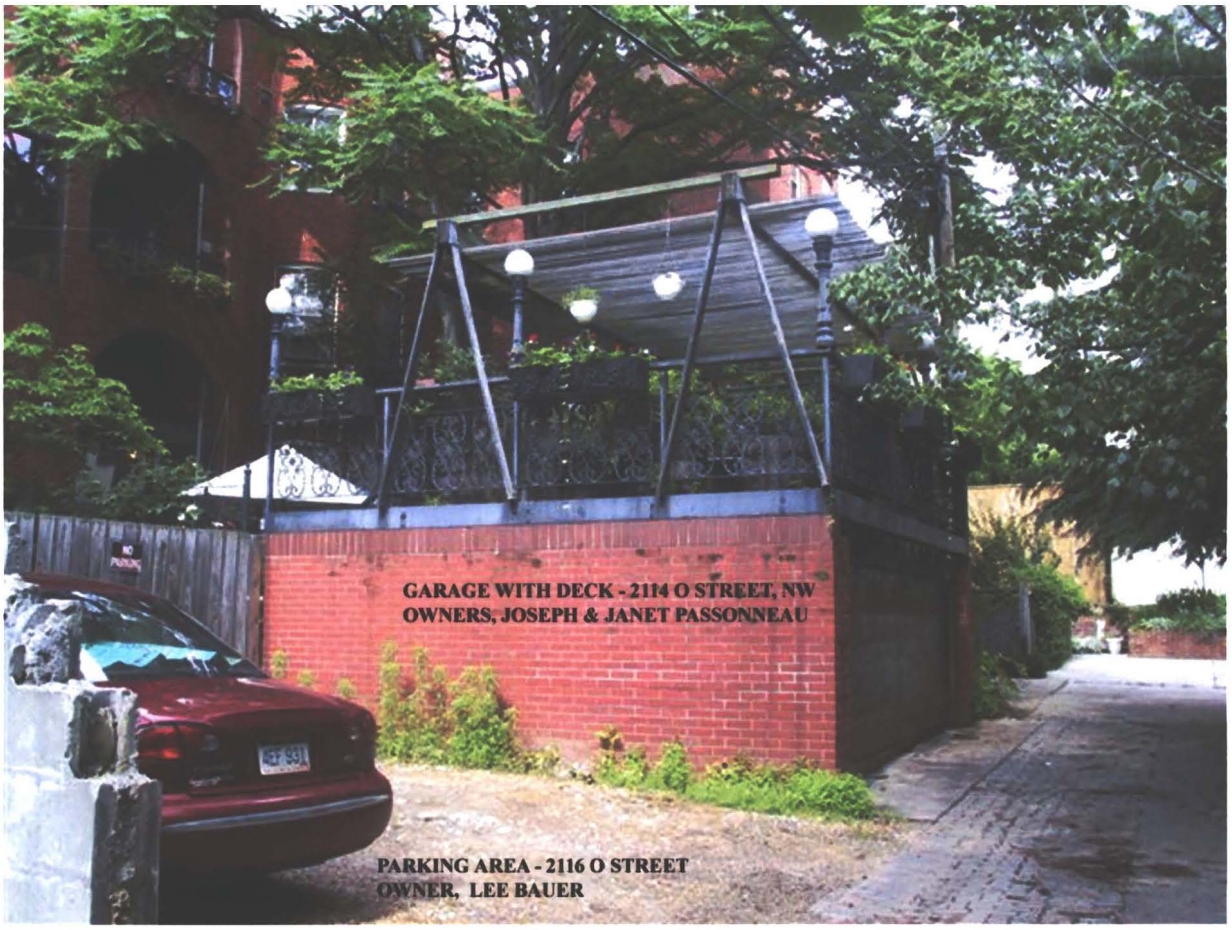




Portion of Lee Bauer's property proposed for garage. View toward Joe Passoneau's House



Portion of Lee Bauer's property proposed for garage. View toward west side neighbor's deck.



View from alley



View from Lee Bauer's property toward Joseph Passonneau's Deck

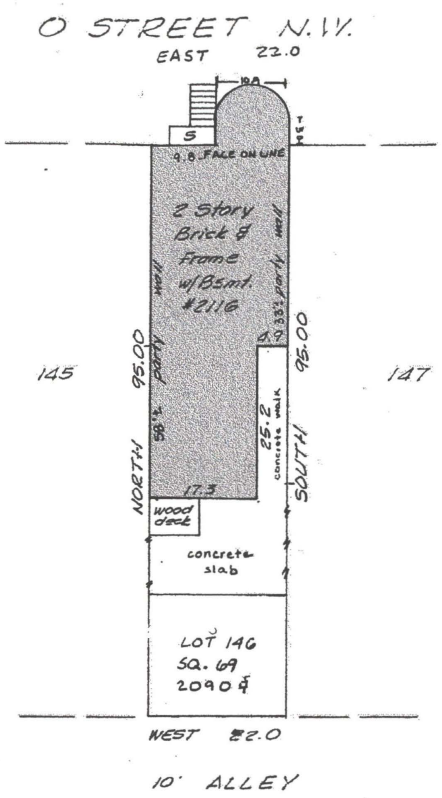


Joseph & Janet Passonneau's "all green" back yard and deck (garage below the deck)

TDL, LTD

ALMAR & ASSOCIATES

15849 Crabbs Branch Way
Rockville, Maryland 20855
(301) 840-9747





STATE OF MARYLAND
JEFFERSON D. LAWRENCE
No. 5216 D.
REGISTERED
LAND SURVEYOR

87713

Property shown hereon is not in a flood plain per existing records unless otherwise noted.

SCALE: 1" = 20'
RECORDED IN:
PLAT BOOK:
PLAT:

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HOUSE LOCATION

LOT 146 SQUARE 69

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Date: April 2,1987

JEFFERSON D. LAWRENCE,
PROFESSIONAL LAND SURVEYOR #5216

TABLE OF CONTENT

1. COVER
2. EXISTING CONDITION, PLAN
3. PROPOSED GARAGE, PLAN
4. PROPOSED DECK ABOVE THE GARAGE
5. SECTION 1-1 AND 2-2
6. DETAIL

This PROJECT had been prepared upon request of Lee Bauer, the owner of the house. Architectural design and drawings are prepared based on following conditions and constrains :

1. Garage should be designed for two car parking
2. Wooden patio should be designed over the garage area, similar to neighbor's adjusent garage on 2114 O Street.
3. Existing brick patio should remain on the same level with minimum adjustments.
4. Wood steps leading to the deck over garage should be be designed similar to adjacent existing garage and stop at the brick wall about 33" high from existing brick patio in order to preserve existing patio area.
5. Existing wood deck and steps from the house to the proposed garage and existing patio should be replaced according to the garage design.

DAVID B. AKOPIAN ARCHITECTURAL DESIGN

10401 GROSVENOR PLACE
NORTH BETHESDA
MD 20852

TEL. (301) 897-2156
FAX (301) 897-2156
davako@earthlink.net

Joseph R. Passonneau
Architect
License Number: ARC3108
Expiration Date: 04/30/2004

Design Development
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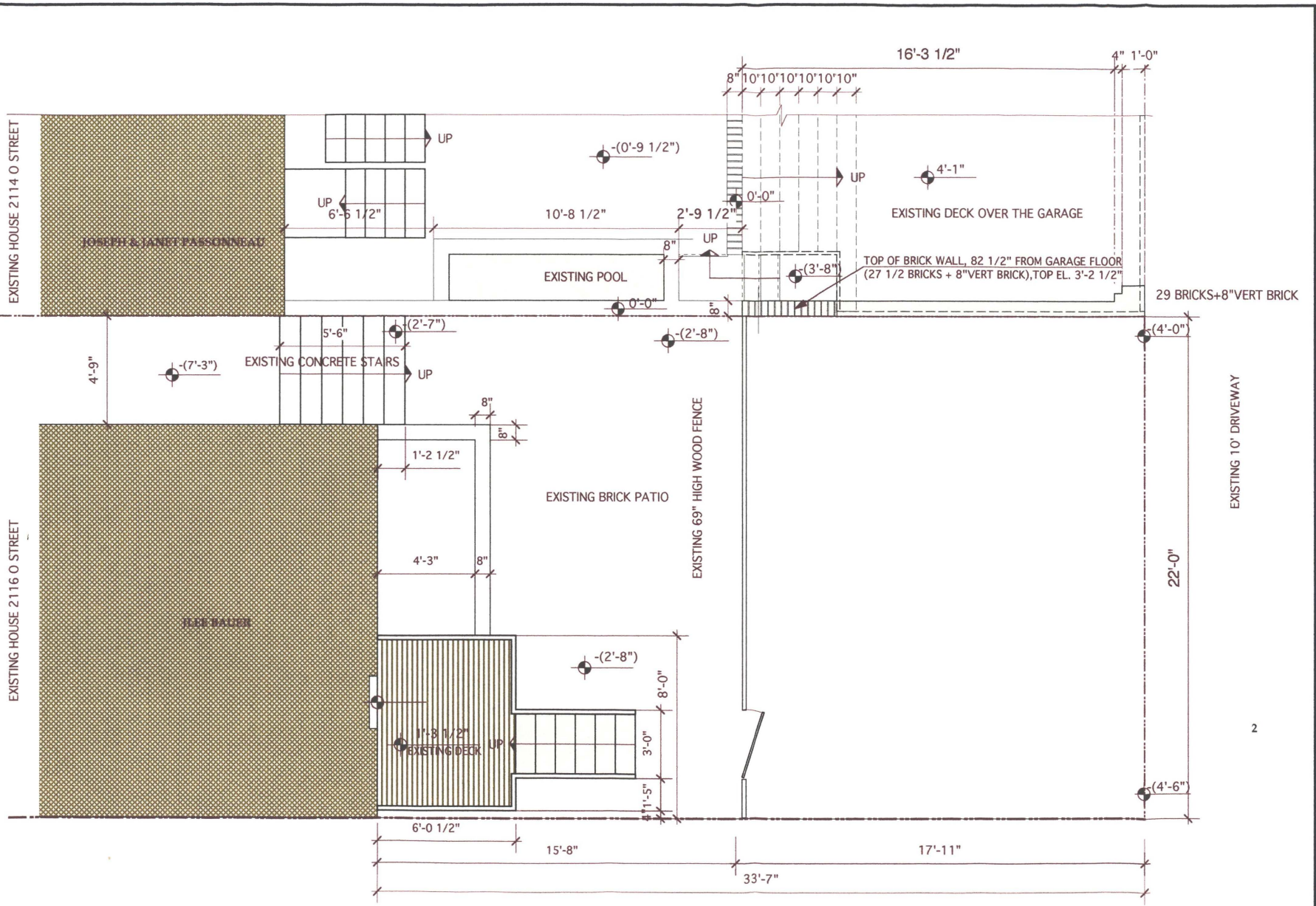
LEE BAUERS HOUSE
2116 O STREET, NW
WASHINGTON DC 20037

GARAGE ADDITION

No.	Issue	Date
1		06/15/03

EXISTING CONDITION PLAN

Drawn By: D. Akopian	Drawing No.
Scale:	A-1
Date: June 30, 03	



EXISTING CONDITION

SCALE 1/4"=1'

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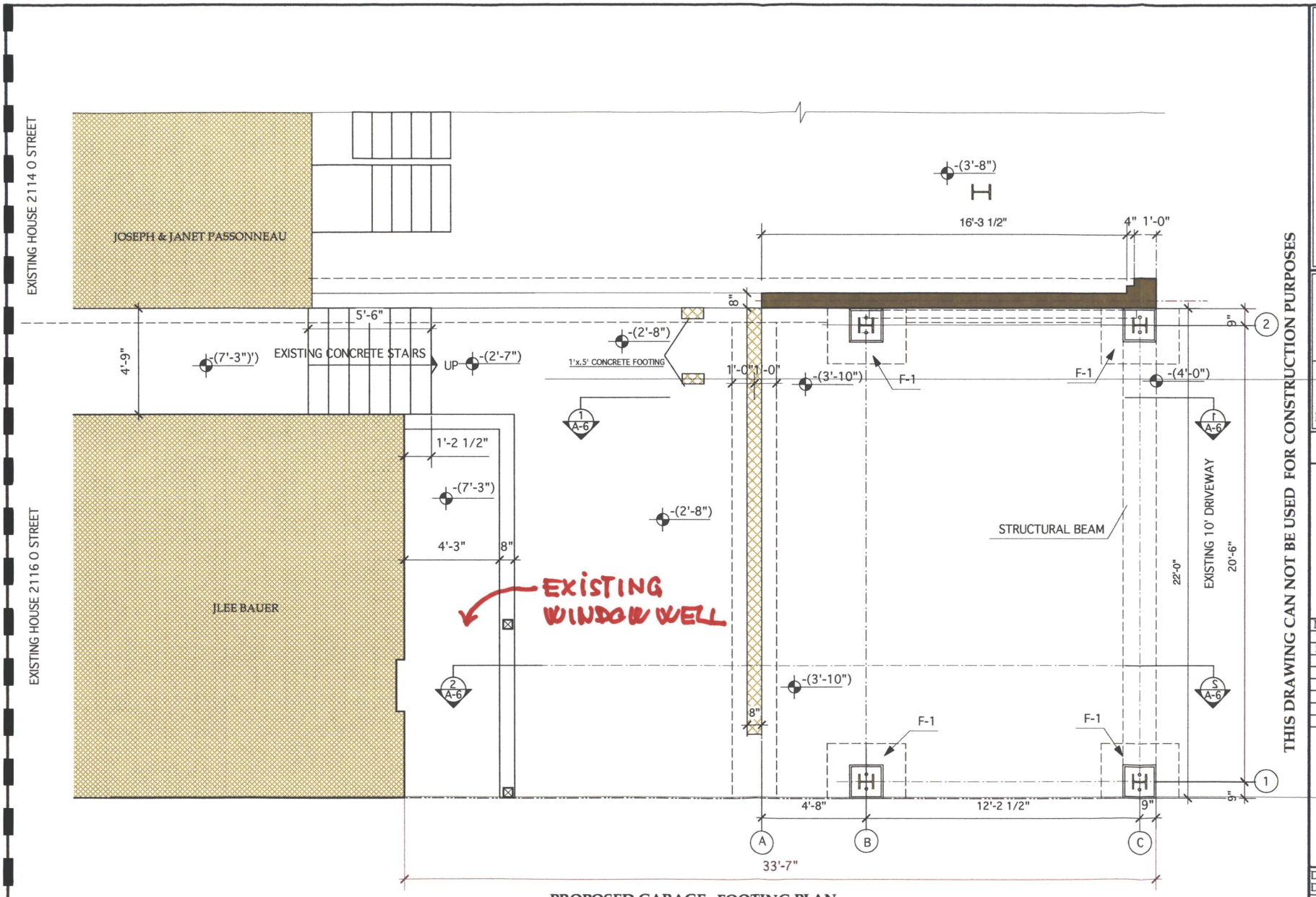
GARAGE ADDITION

No.	Issue	Date
1		06/15/03
2		09/30/04
		09/30/04

EXISTING CONDITION

PLAN

Drawn By: D. Akopian	Drawing No.
Scale: 1/4"=1'	A-2
Date: June 30, 03	



PROPOSED GARAGE , FOOTING PLAN
SCALE 1/4"=1'

THIS DRAWING CAN NOT BE USED FOR CONSTRUCTION PURPOSES

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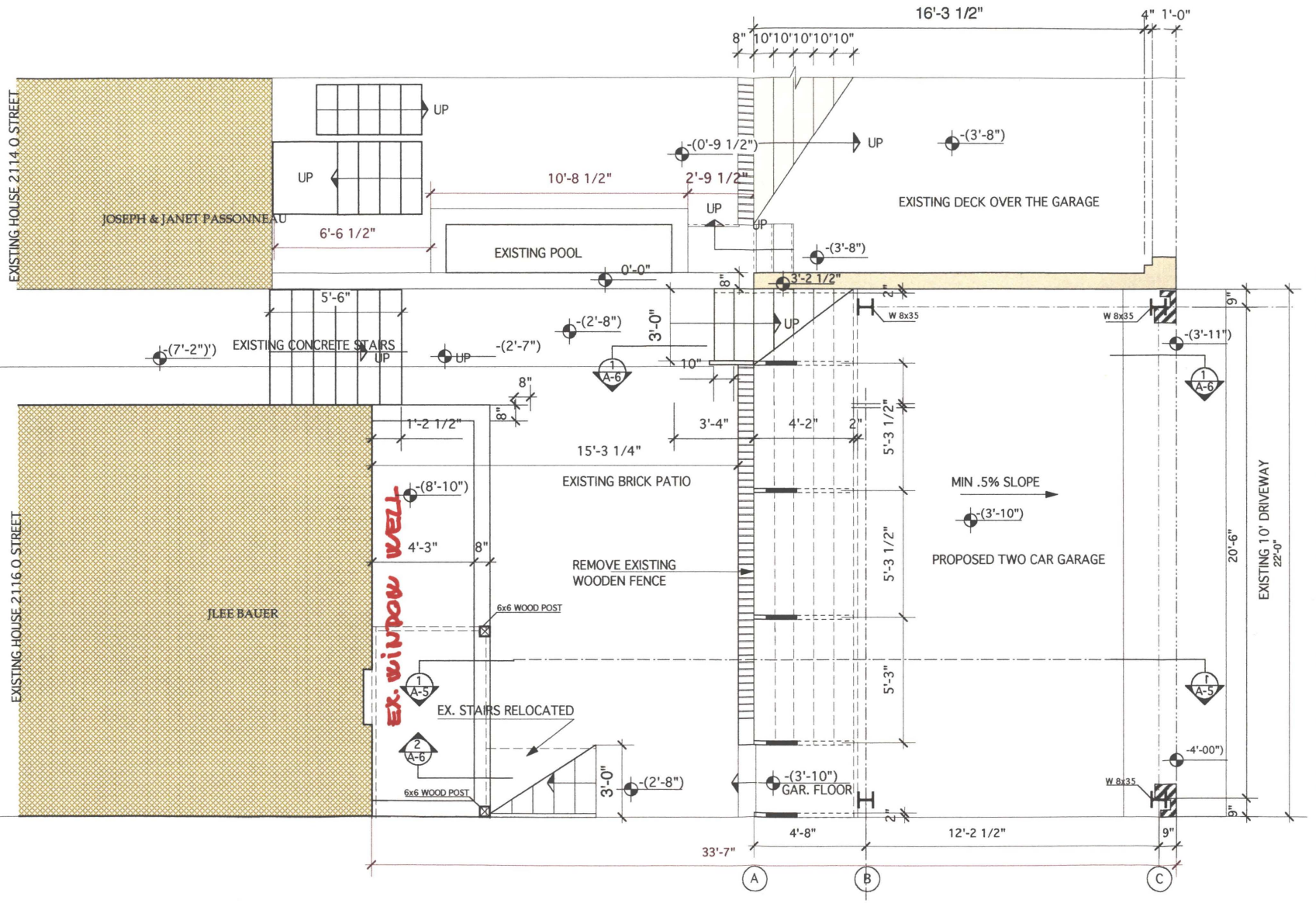
LEE BAUERS HOUSE
2116 O STREET, NW
WASHINGTON DC 20037

GARAGE ADDITION
(ALTERNATIVE-2)

No.	Issue	Date
1		06/15/03
2		09/30/04

PROPOSED GARAGE
FOOTING PLAN

Drawn By: D. Akopian	Drawing No
Scale: 1/4"=1'	A-3
Date: June 30, 03	



PROPOSED GARAGE , PLAN

SCALE 1/4"=1'

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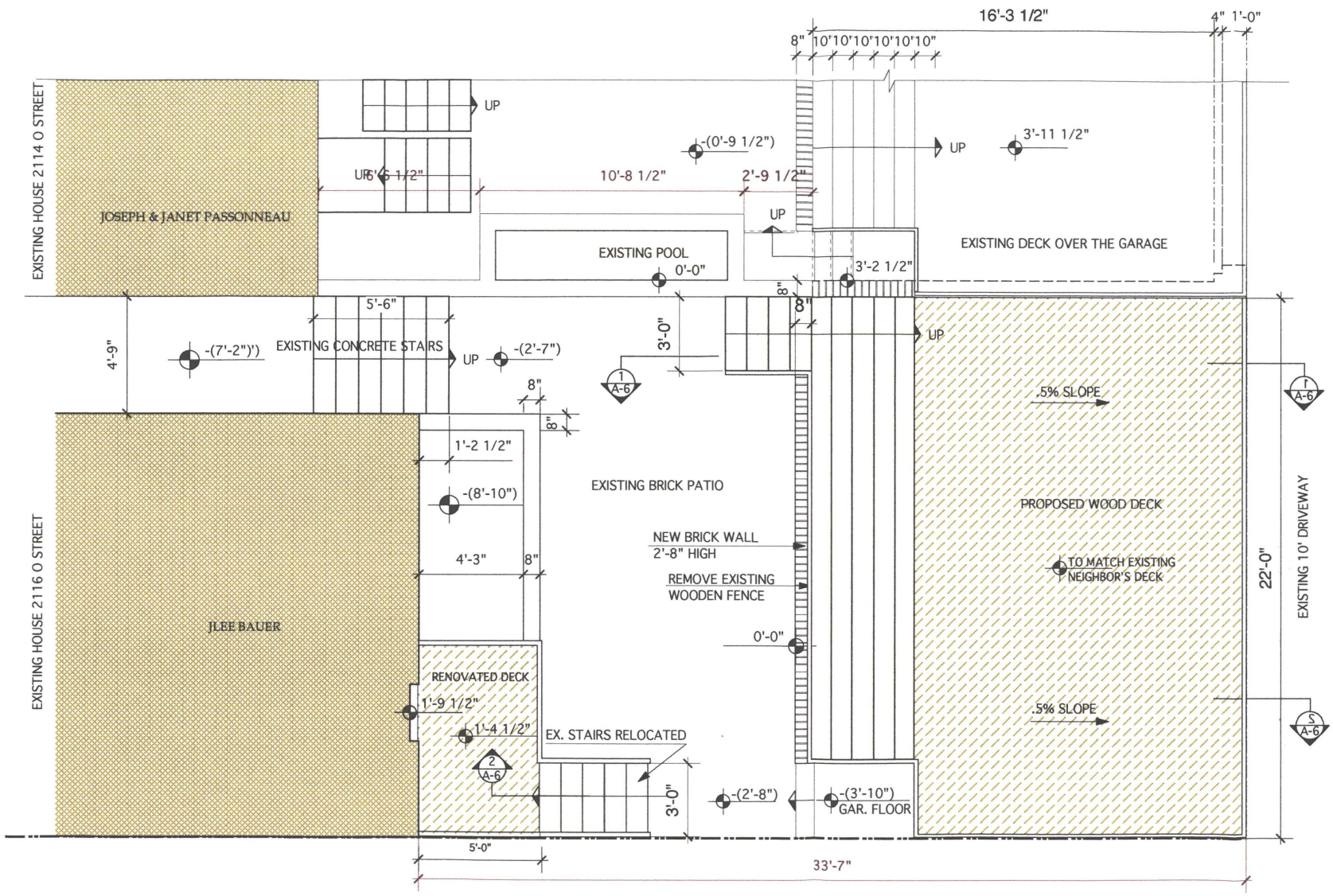
LEE BAUERS HOUSE
2116 O STREET, NW
WASHINGTON DC 20037

GARAGE ADDITION
(ALTERNATIVE-2)

No.	Issue	Date
1		06/15/03
2		09/30/04

PROPOSED GARAGE
PLAN

Drawn By: D. Akopian	Drawing No.
Scale: 1/4"=1'	A-4
Date: June 30, 03	



PROPOSED DECK-PATIO, PLAN

SCALE 1/4"=1'

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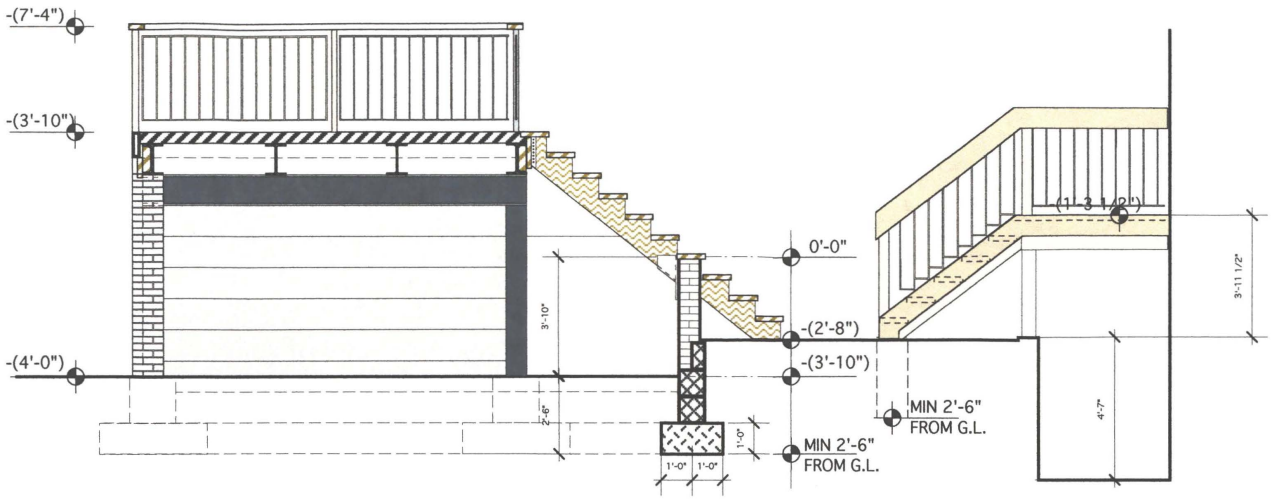
LEE BAUERS HOUSE
2116 O STREET, NW
WASHINGTON DC 20037

GARAGE ADDITION
(ALTERNATIVE-2)

No.	Issue	Date
1		06/15/03
2		09/30/04

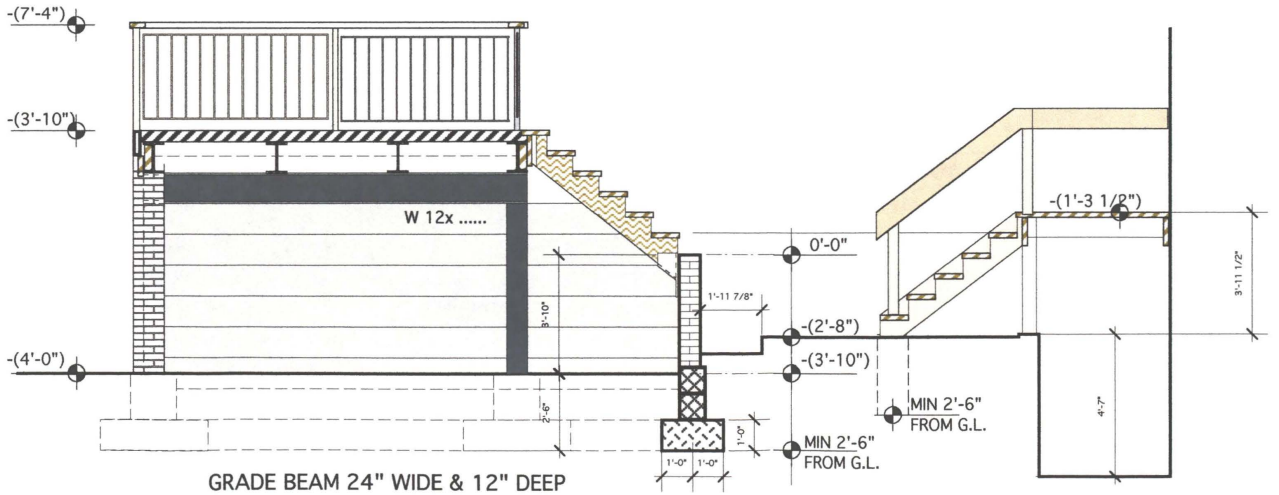
PROPOSED
DECK- PATIO, PLAN

Drawn By: D. Akopian	Drawing No.
Scale: 1/4"=1'	A-5
Date: Sept. 30, 04	



SECTION 1-1

SCALE 1/4"=1'



GRADE BEAM 24" WIDE & 12" DEEP
W/6 #5 BOTTOM & 2 #5 TOP

SECTION 2-2

SCALE 1/4"=1'

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GARAGE ADDITION
(ALTERNATIVE-2)

No.	Issue	Date
1		06/15/03
2		09/30/04

PROPOSED GARAGE,

WOOD PATIO
SECTIONS 1-1 & 2-2

Drawn By: D. Akopian	Drawing No.
Scale: 1/4"=1'	A-6
Date: June 30, 03	