

MEMORANDUM

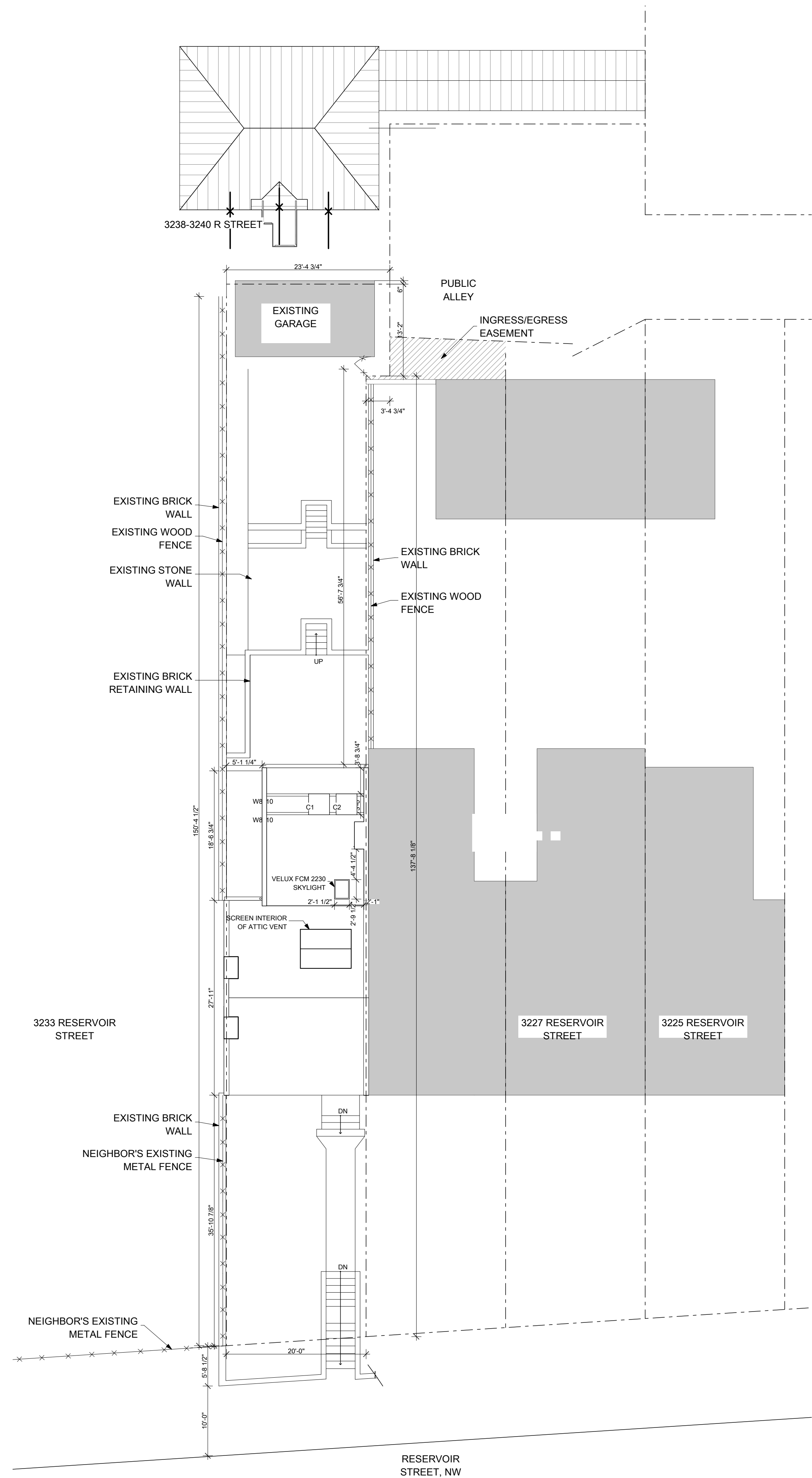
TO: The Old Georgetown Board
FROM: Outerbridge Horsey, AIA
DATE: October 20, 2021
RE: 3231 Reservoir Road, NW - Proposed two story garage

Dear Board members,

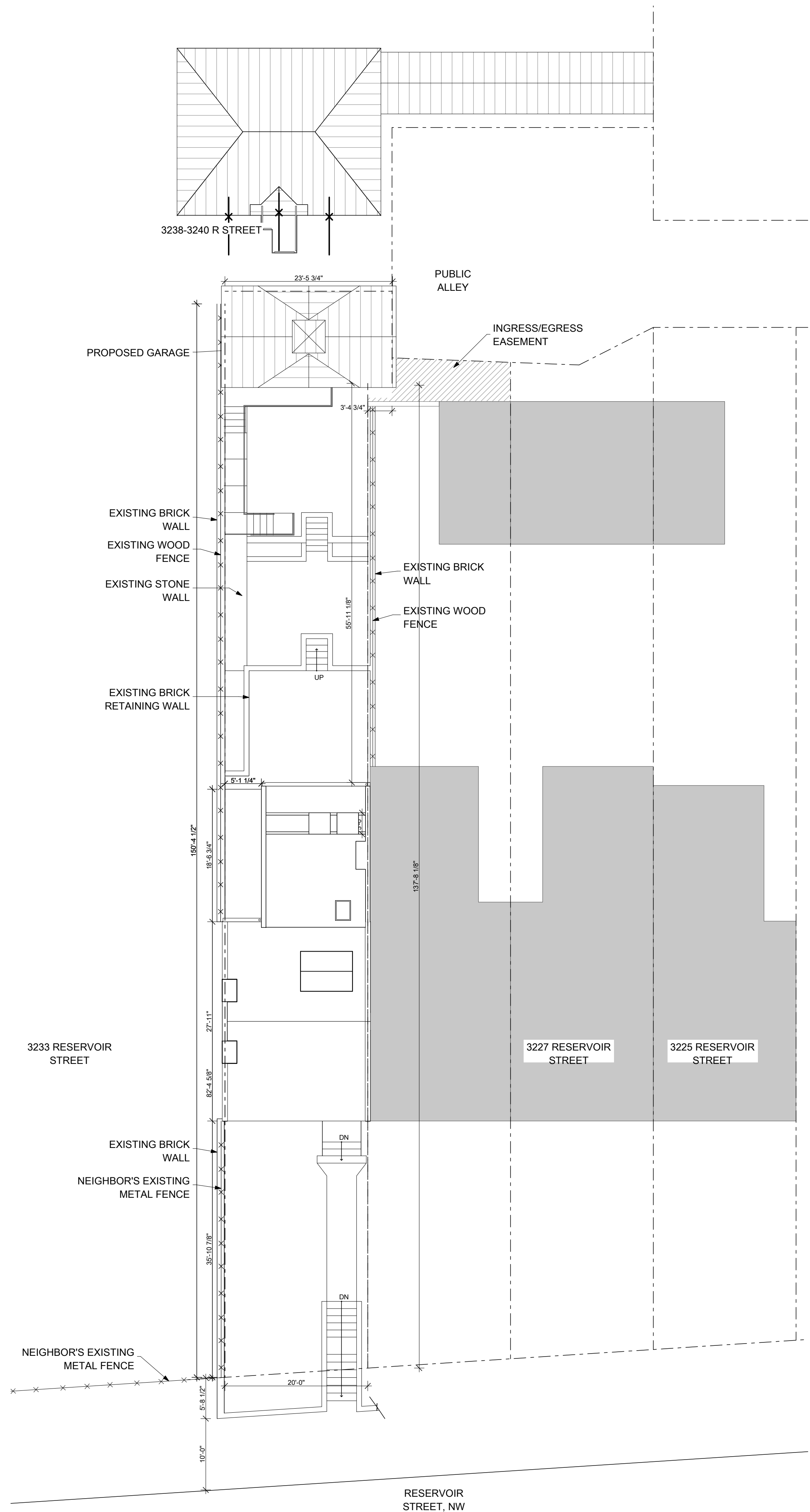
We would like to share a few comments/observations with you regarding this project:

- The owners, Abby Sullivan and Mike Collins, have been considering a two-story garage for some time at this site and we were planning to file for a Variance application but the Zoning Regulations were changed this year and now allow for an accessory structure to be 22 ft. and two stories. Thus no zoning relief is needed.
- Please note the ingress/egress the easement in the alley shown on the site plan.
- The existing two-story carriage house on the adjacent property to the north carriage house is set a full story above the alley and towers high above the rear of all the houses on Reservoir Road and their garages. Our proposed two-story garage is a full story below this existing carriage house and makes a compatible massing transition from that building to the row of one-story garages running east-west.
- This proposed garage is perpendicular to the line of garages on the properties to the east and thus set apart and is located at the head of the alley.
- The garage is located north of the north side of the line of garages and about 54 ft. away from the rear wall of the closest adjacent house (3229 Reservoir Road).
- We have limited the number of windows on the south side to address the concern for privacy expressed by the neighbors at the adjacent house (3229 Reservoir Road). Further to the issue of privacy, this proposed structure blocks the downhill view over the adjacent property from the existing historic carriage house to the north (but does not block to the view from the carriage house looking directly out).
- We have erected a mockup of the three corners of the building that will be seen from the alley and the rear yards of the houses along Reservoir Road. The height of these posts is approximately 16'-8" above grade which is the heights from grade to where the roof begins to slope.
- The OGB has approved as recently as 2017 a two-story garage at 3254 O Street, NW. Unlike this proposed structure which mediates between adjacent one-story garages and a much higher and larger two-story carriage house, the two-story garage at 3254 O Street simple rises above adjacent one-story garages on either side.

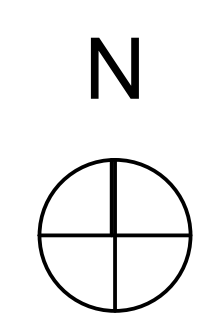
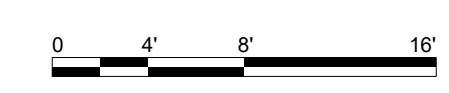
Thank you for your consideration and we look forward to reviewing the project with you at the November 4 meeting.



1 EXISTING SITE PLAN
SCALE: 1" = 10'



2 PROPOSED SITE PLAN
SCALE: 1" = 10'



**OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC**
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

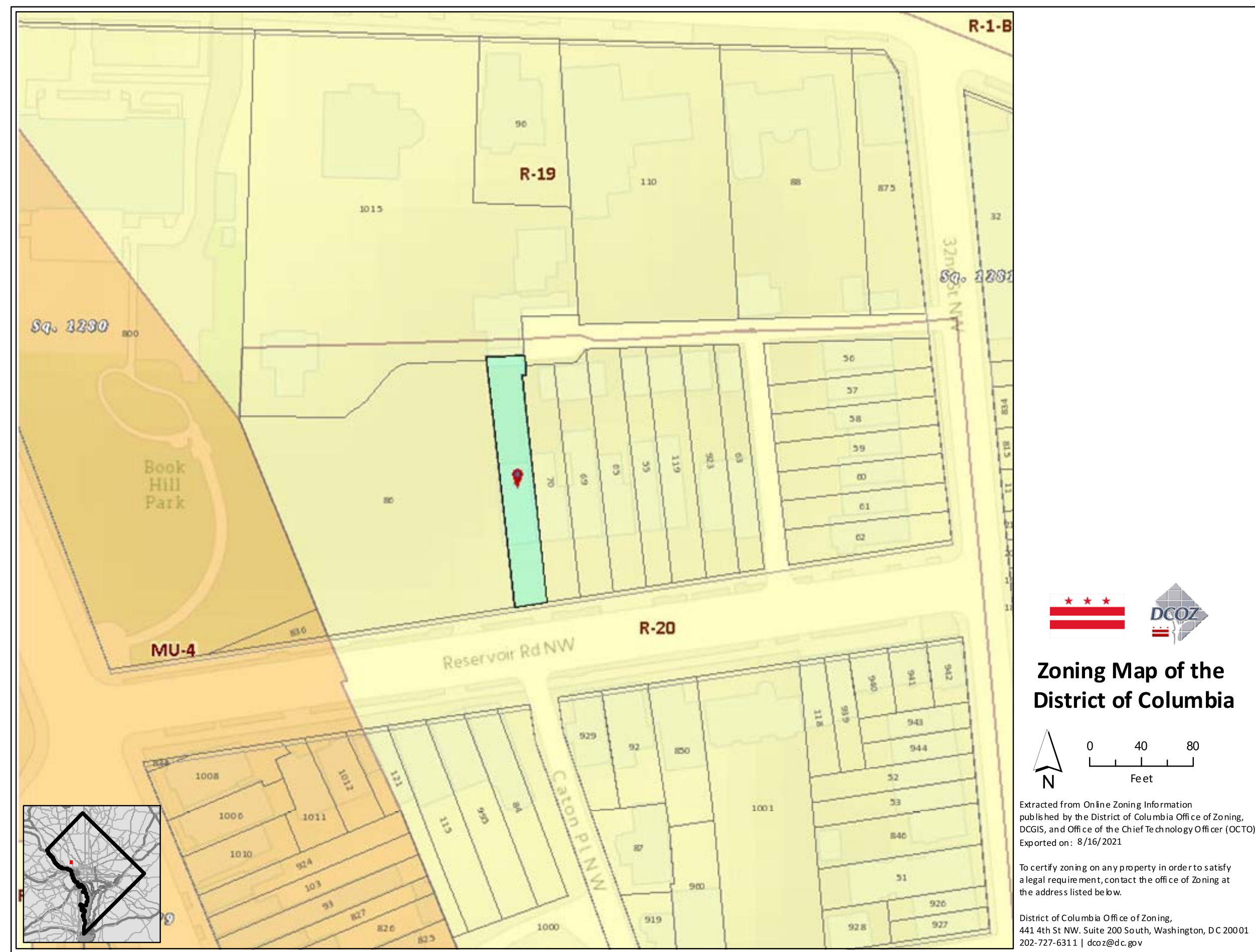
**SULLIVAN/COLLINS
GARAGE**
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:
SITE PLANS
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

SHEET NO.
SP100



1 VICINITY MAP
NOT TO SCALE



2 VICINITY MAP (HISTORY QUEST DC)
NOT TO SCALE

**OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC**

1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com

COPYRIGHT 2021 OUTERBRIDGE HORSEY ASSOCIATES, PLLC

CONSULTANTS:

**SULLIVAN/COLLINS
GARAGE**

3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

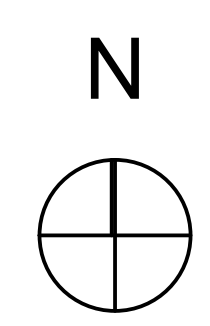
VICINITY MAP

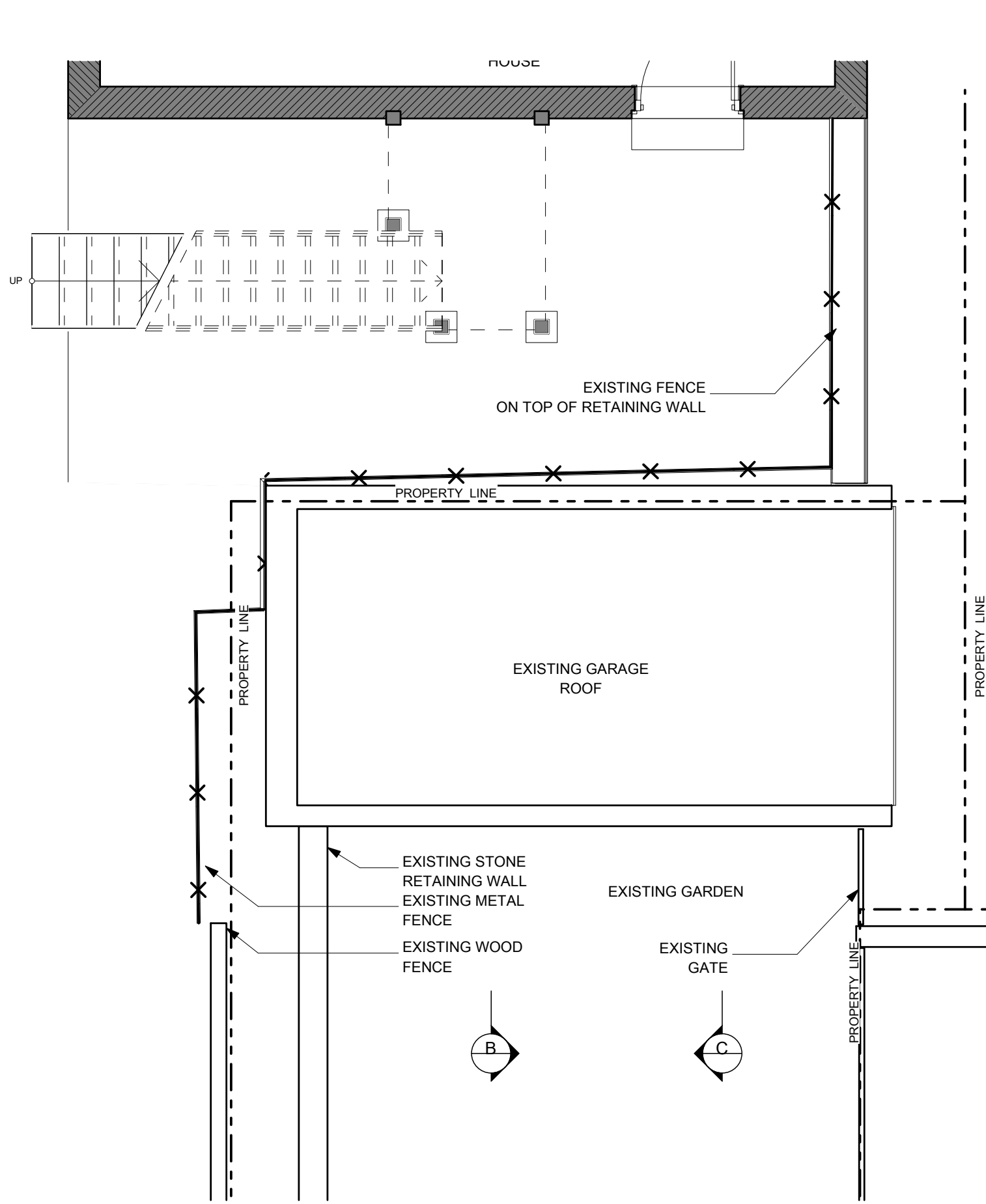
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

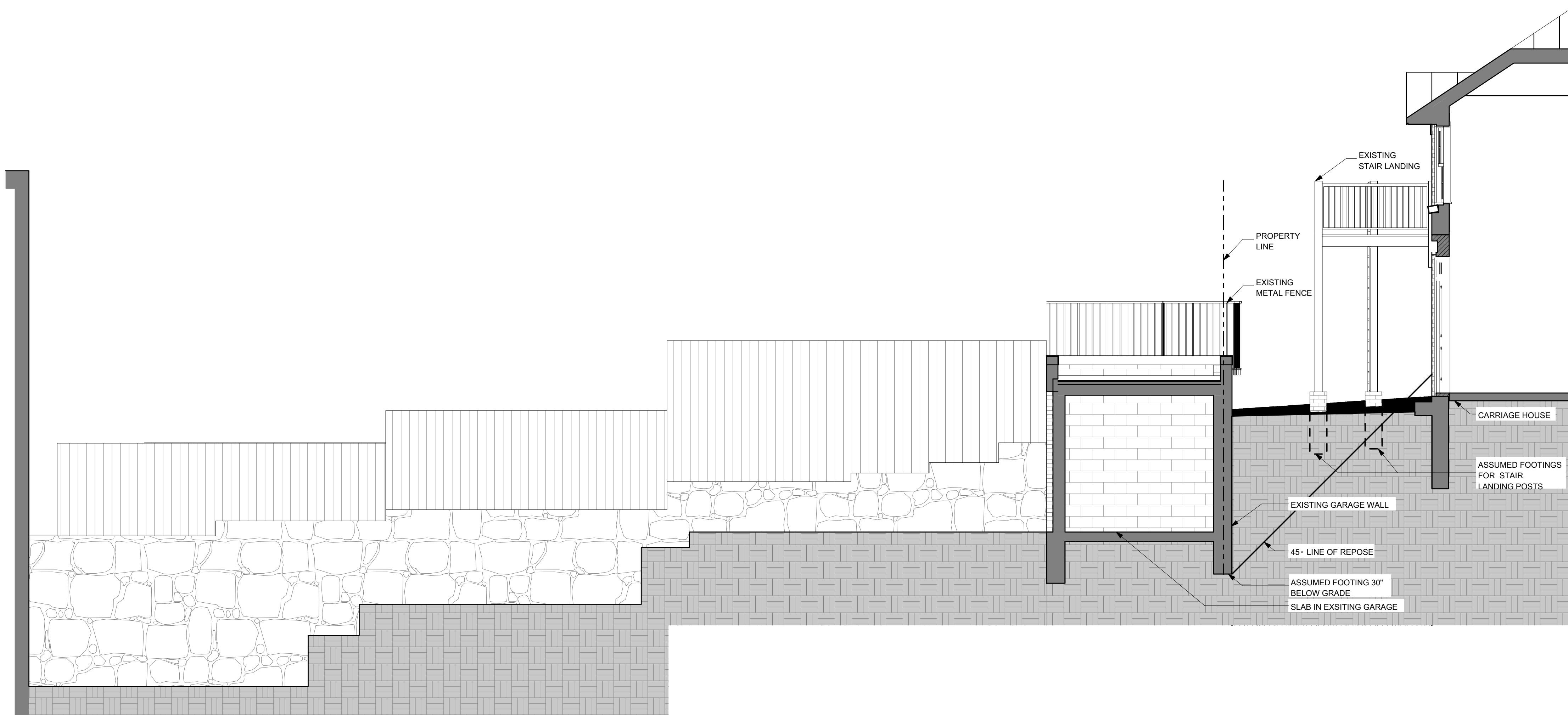
PRINT DATE 10/20/2021

SHEET NO.
SP101

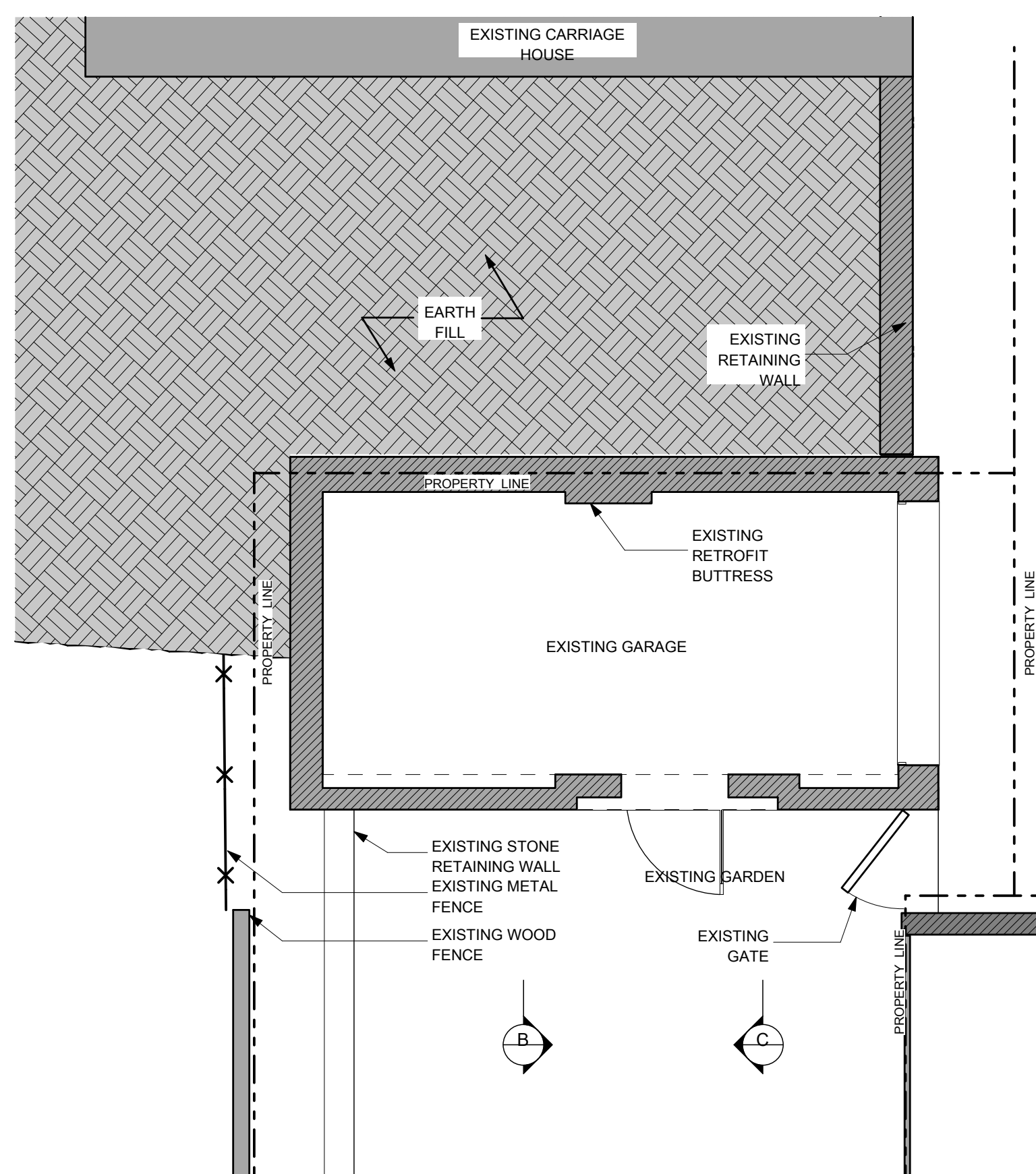




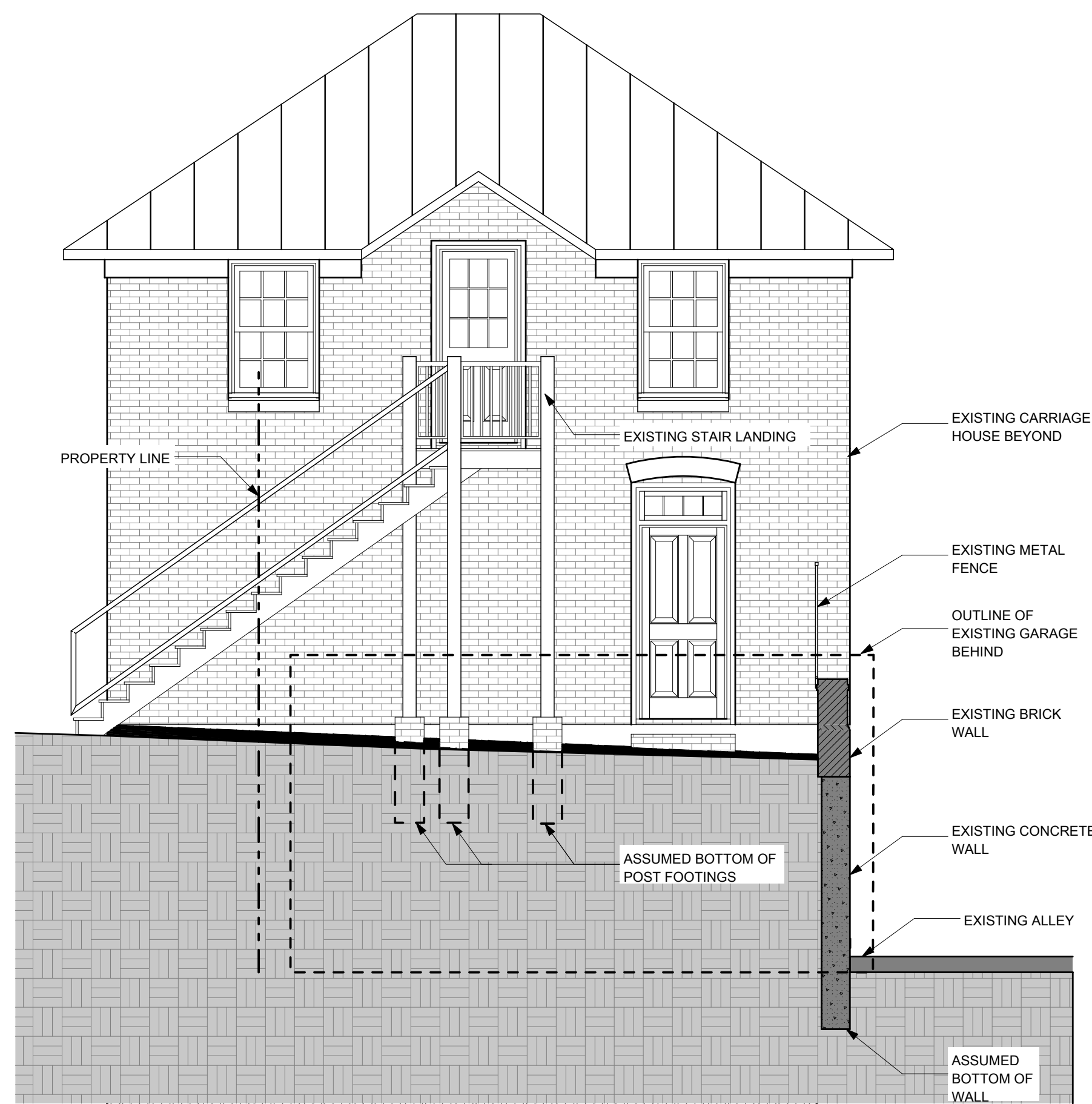
1 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



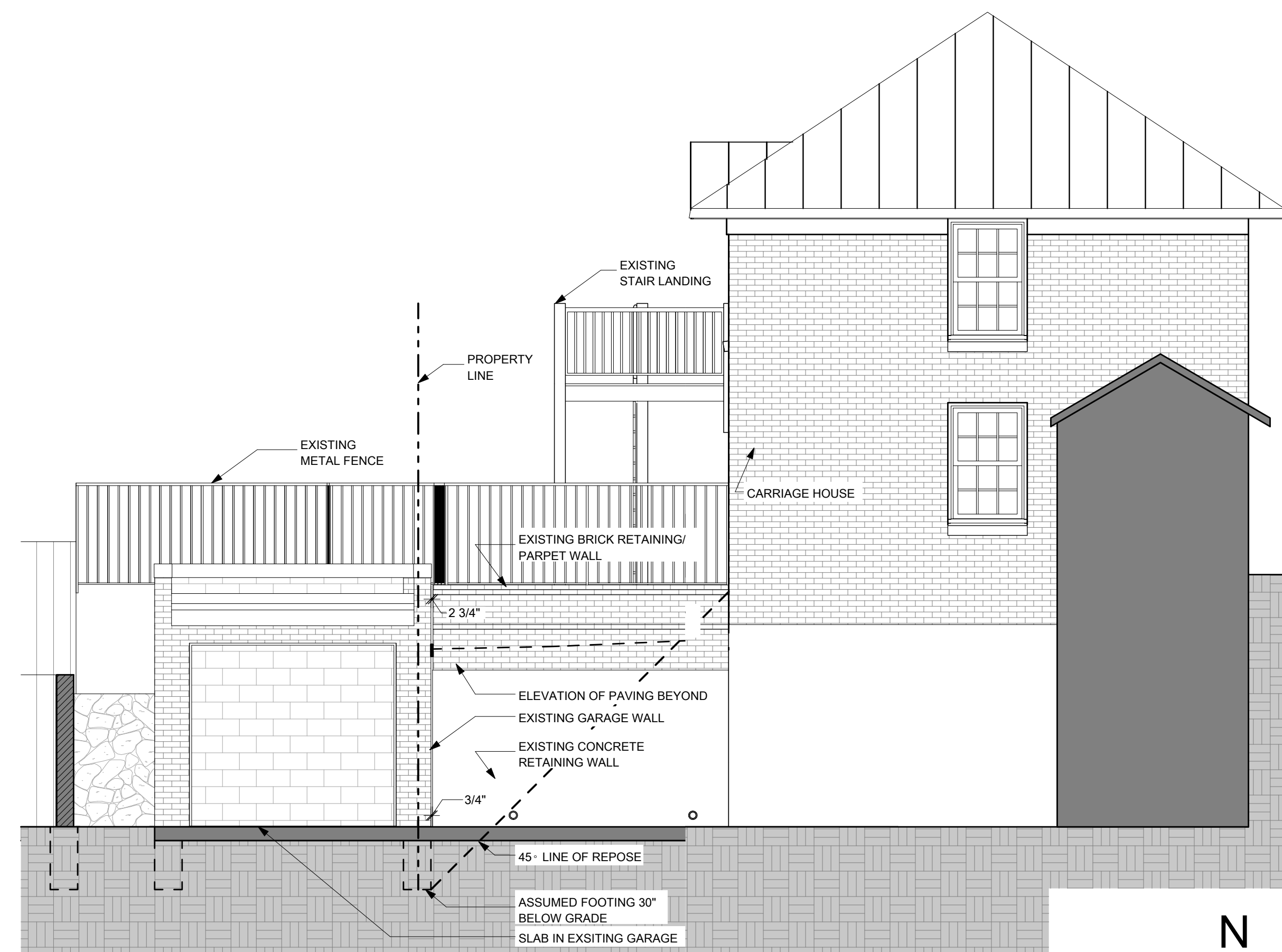
2 WEST THROUGH GARAGE AND CARRIAGE HOUSE
SCALE: 1/4" = 1'-0"



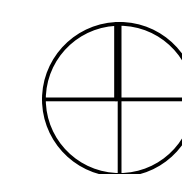
3 GARAGE PLAN
SCALE: 1/4" = 1'-0"



4 NORTH THROUGH RETAINING WALL
SCALE: 1/4" = 1'-0"



5 EAST ELEVATION
SCALE: 1/4" = 1'-0"



OUTERBRIDGE HORSEY ASSOCIATES, PLLC
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY ASSOCIATES, PLLC

CONSULTANTS:

SULLIVAN/COLLINS GARAGE
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

EXISTING CONDITIONS

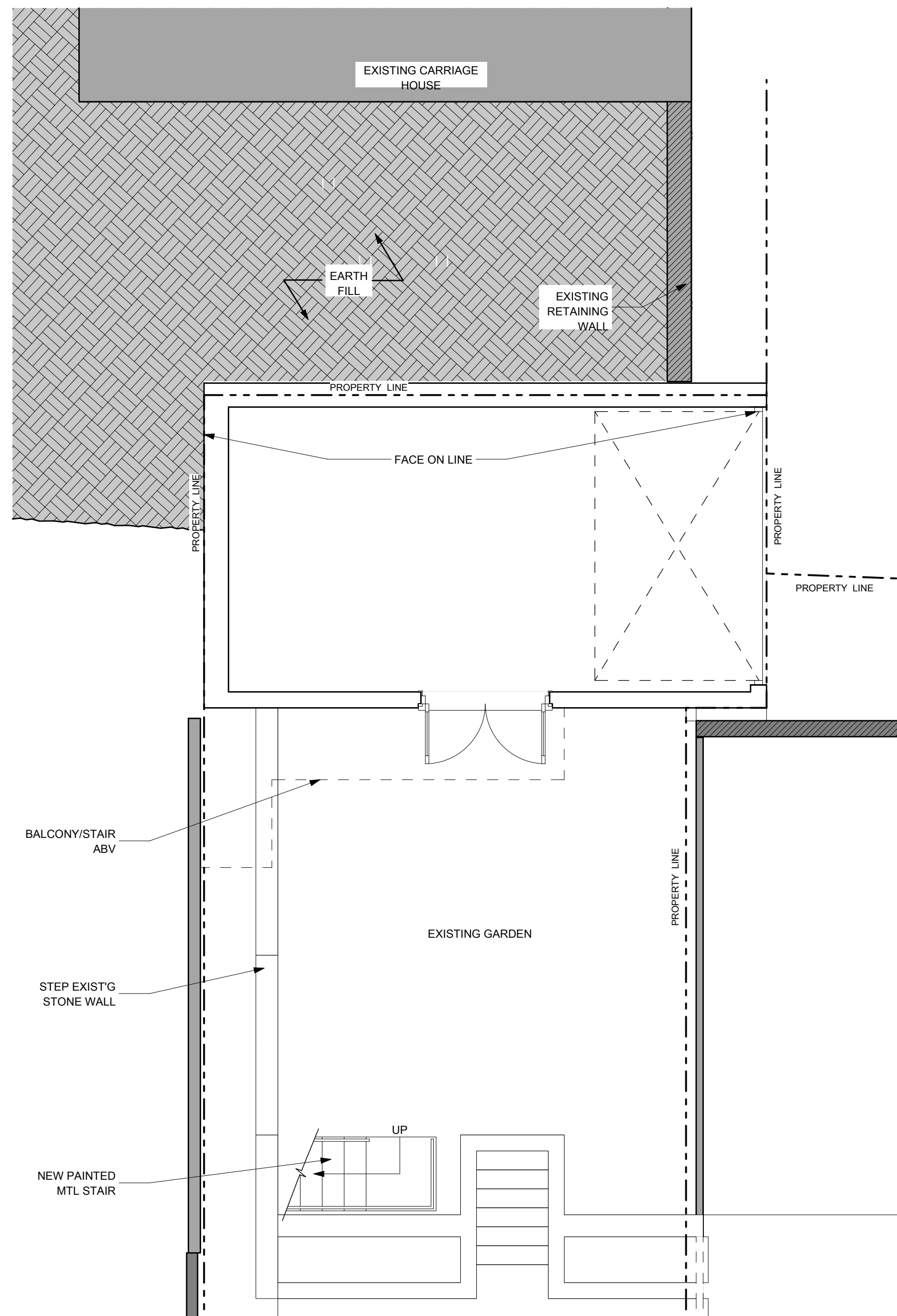
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

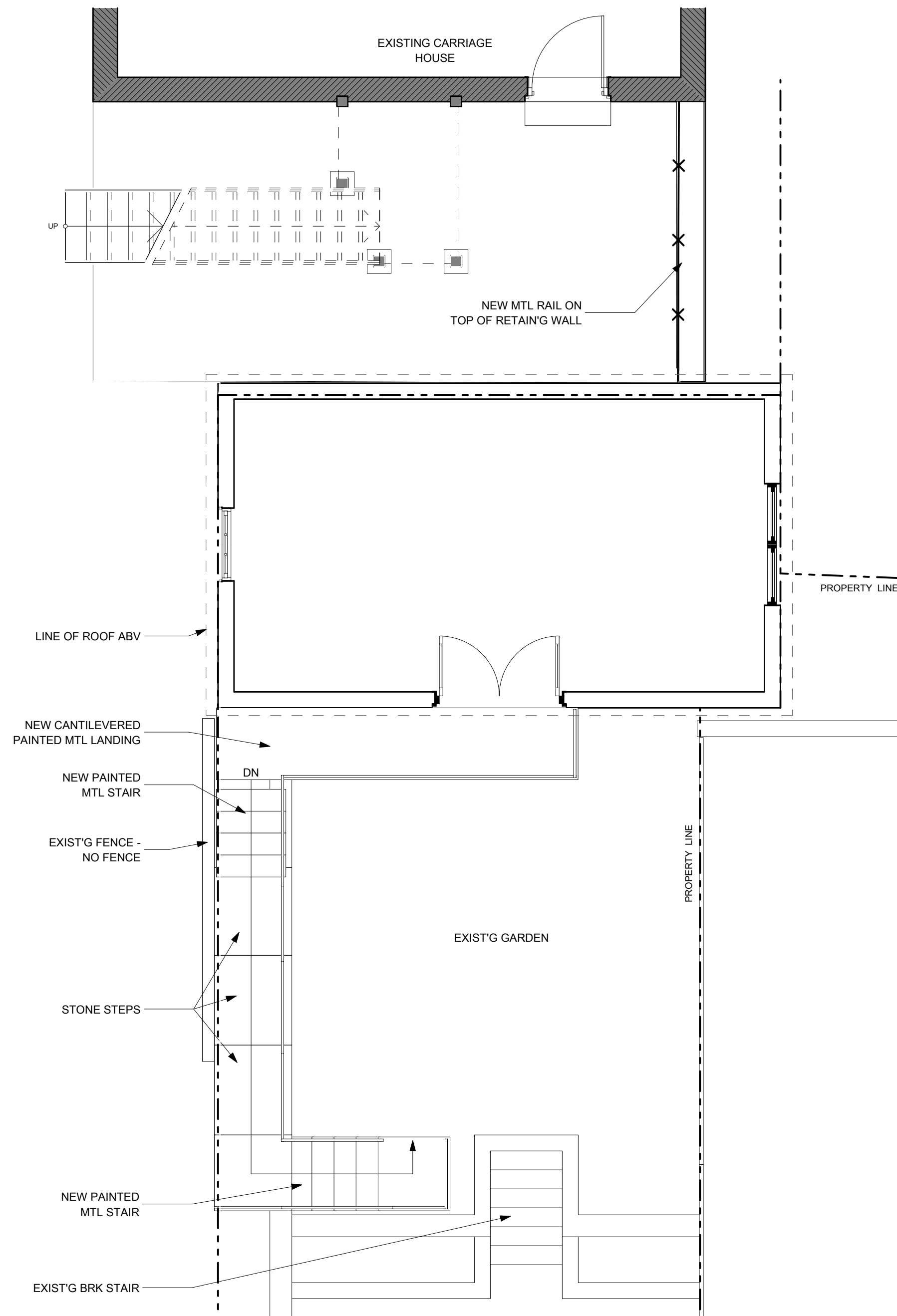
PRINT DATE 10/20/2021

SHEET NO.

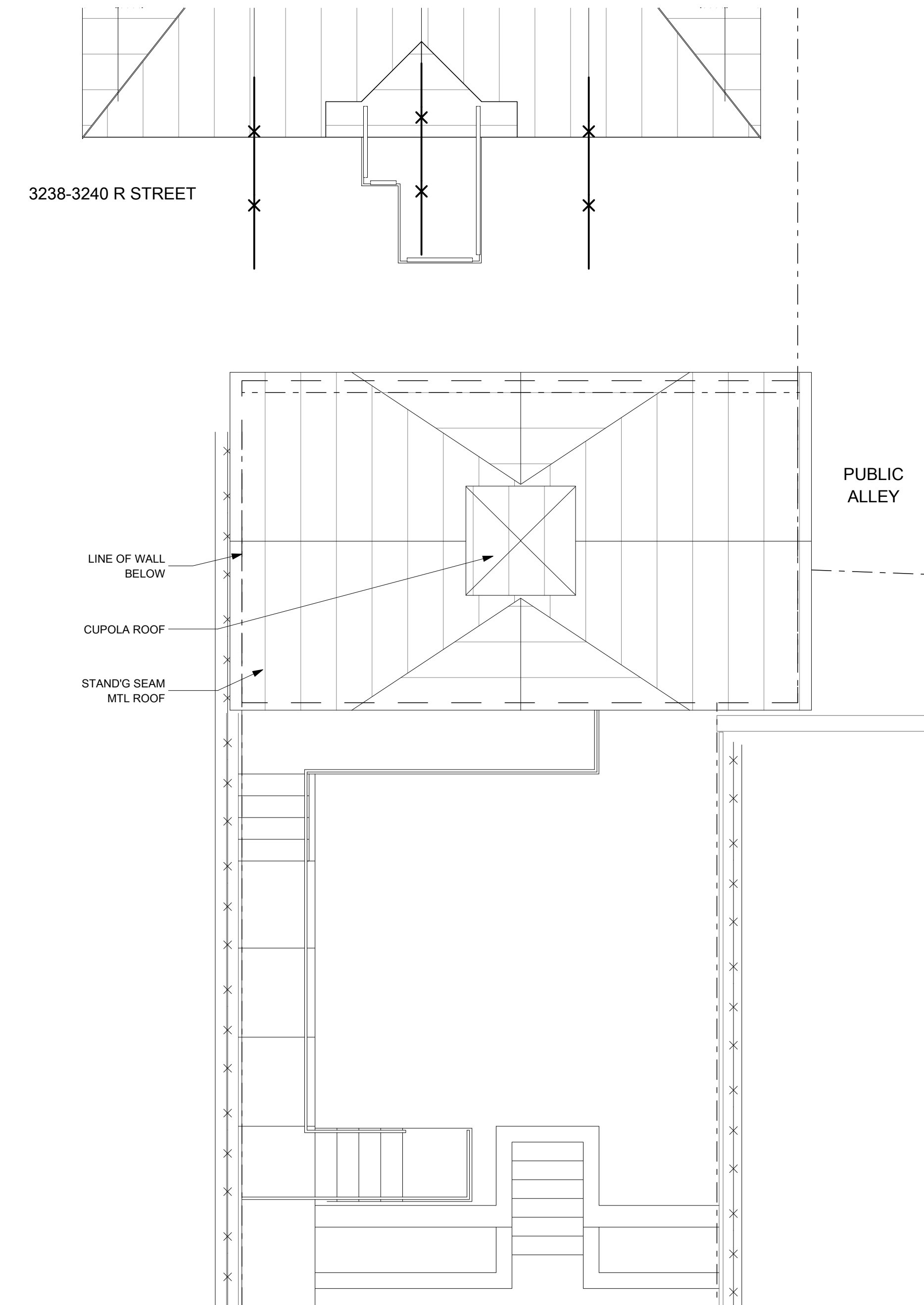
EC100



1 GARAGE PLAN - OPTION A
SCALE: 1/4" = 1'-0"



2 SECOND FL PLAN - OPTION A
SCALE: 1/4" = 1'-0"



3 GARAGE ROOF PLAN - OPTION A
SCALE: 1/4" = 1'-0"

OUTERBRIDGE HORSEY ASSOCIATES, PLLC
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY ASSOCIATES, PLLC

CONSULTANTS:

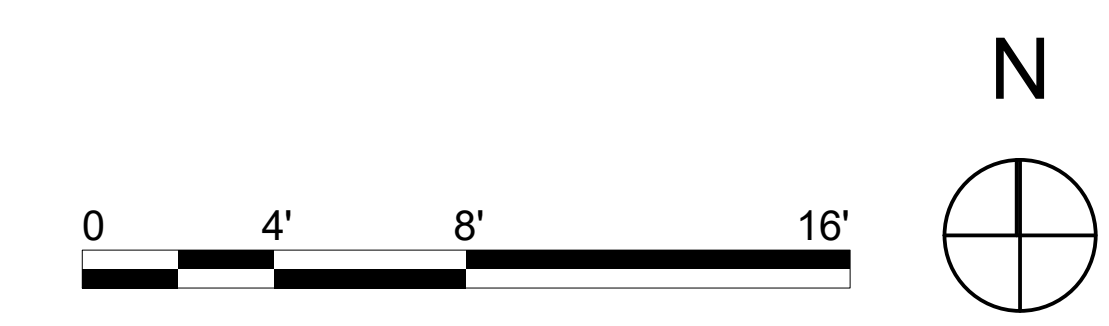
SULLIVAN/COLLINS GARAGE
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

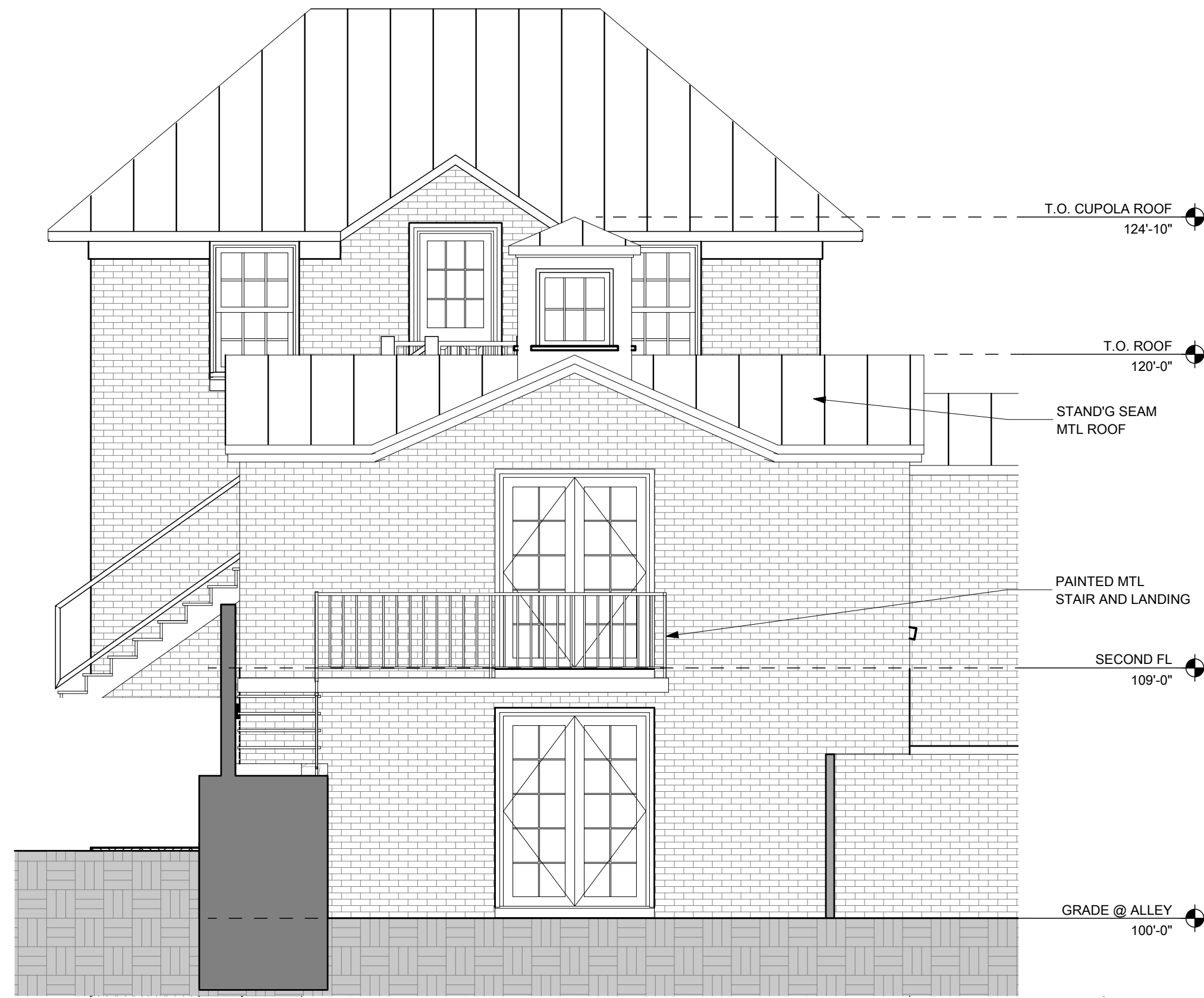
DRAWING TITLE:
GARAGE OPTION A PLANS
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

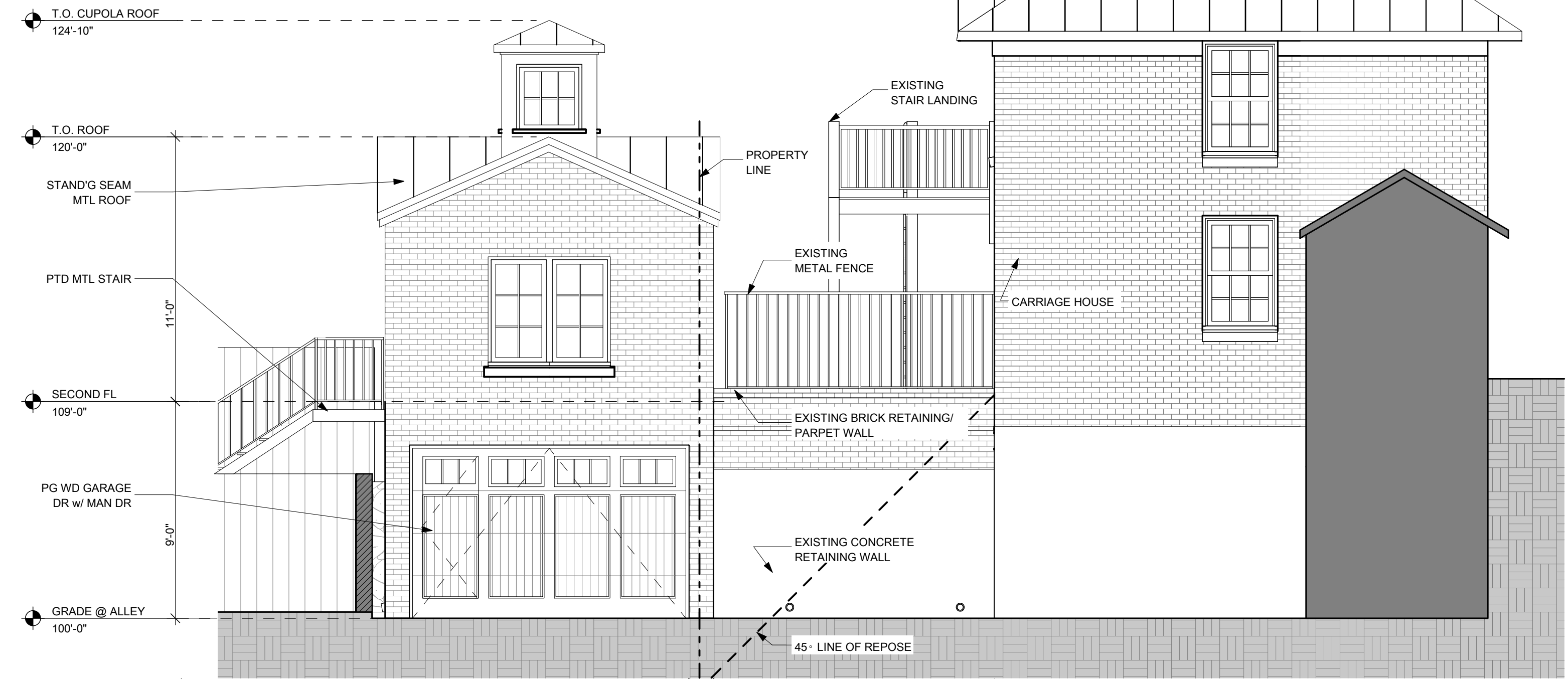
PRINT DATE 10/20/2021

SHEET NO.
A100

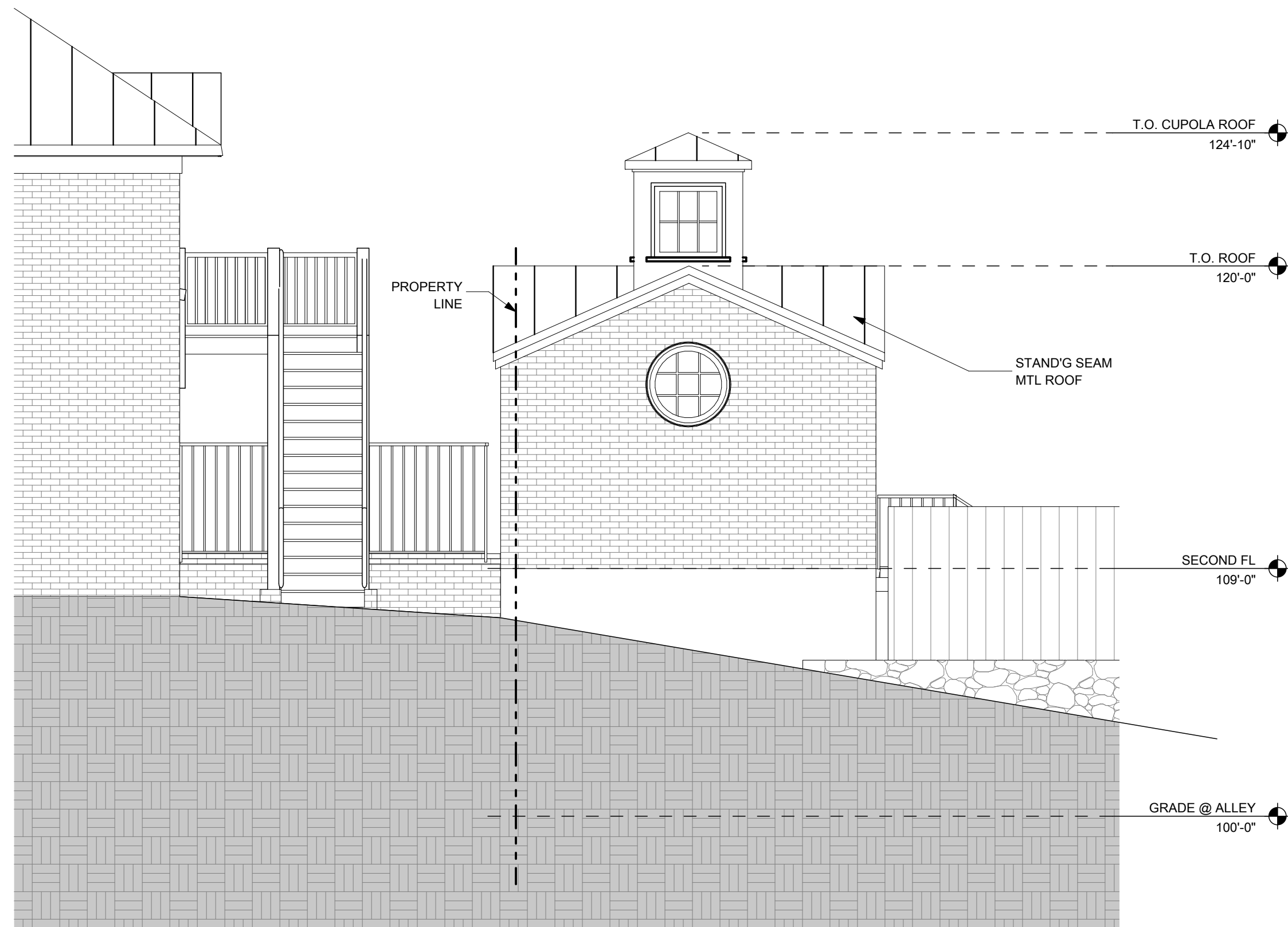




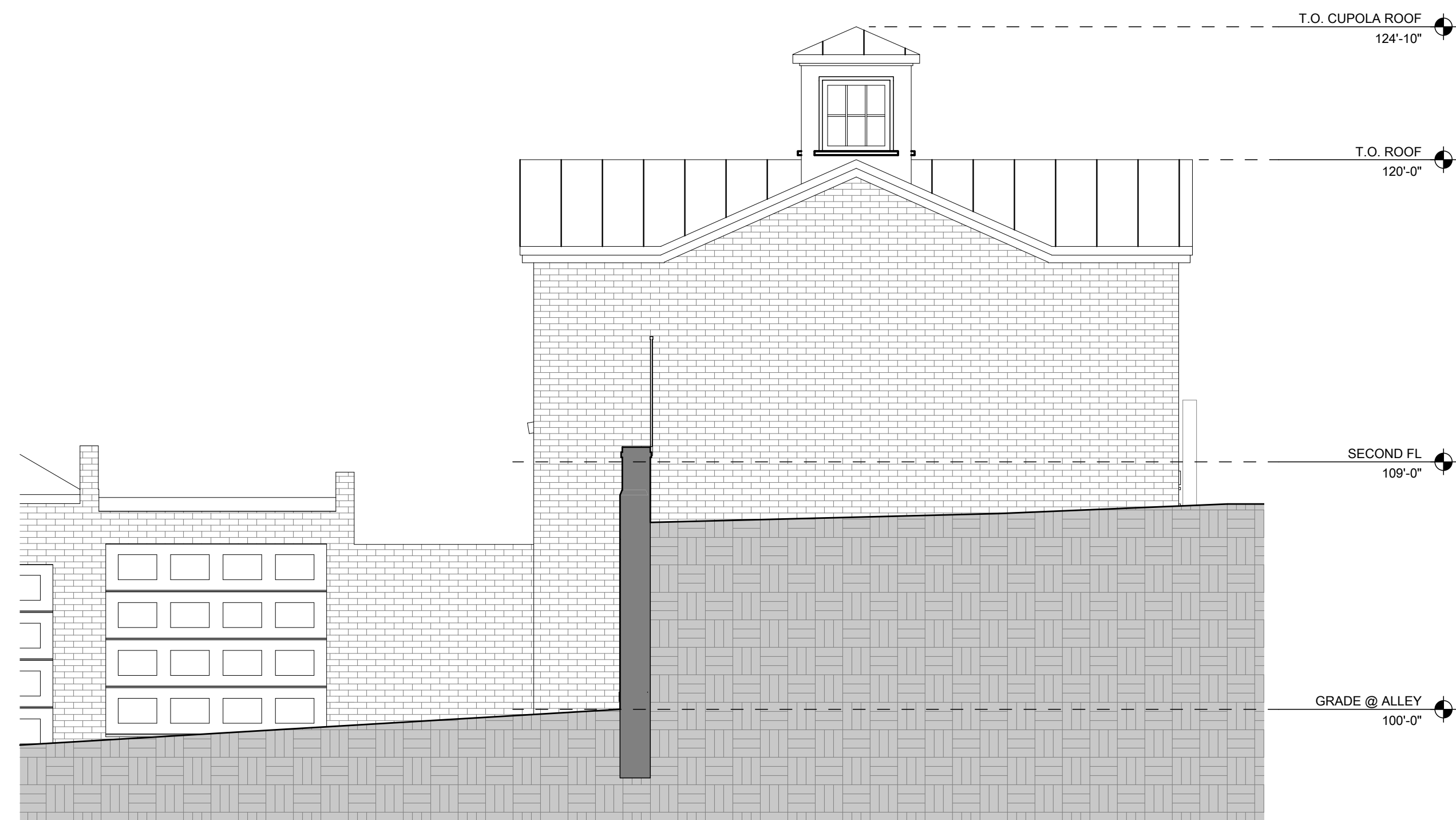
1 SOUTH ELEV - OPTION A
SCALE: 1/4" = 1'-0"



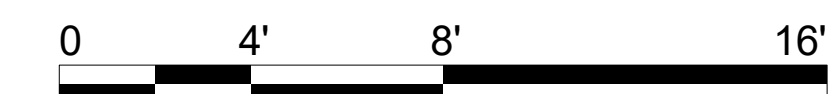
2 EAST ELEV - OPTION A
SCALE: 1/4" = 1'-0"



3 WEST ELEV - OPTION A
SCALE: 1/4" = 1'-0"



4 NORTH ELEV - OPTION A
SCALE: 1/4" = 1'-0"



**OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC**
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

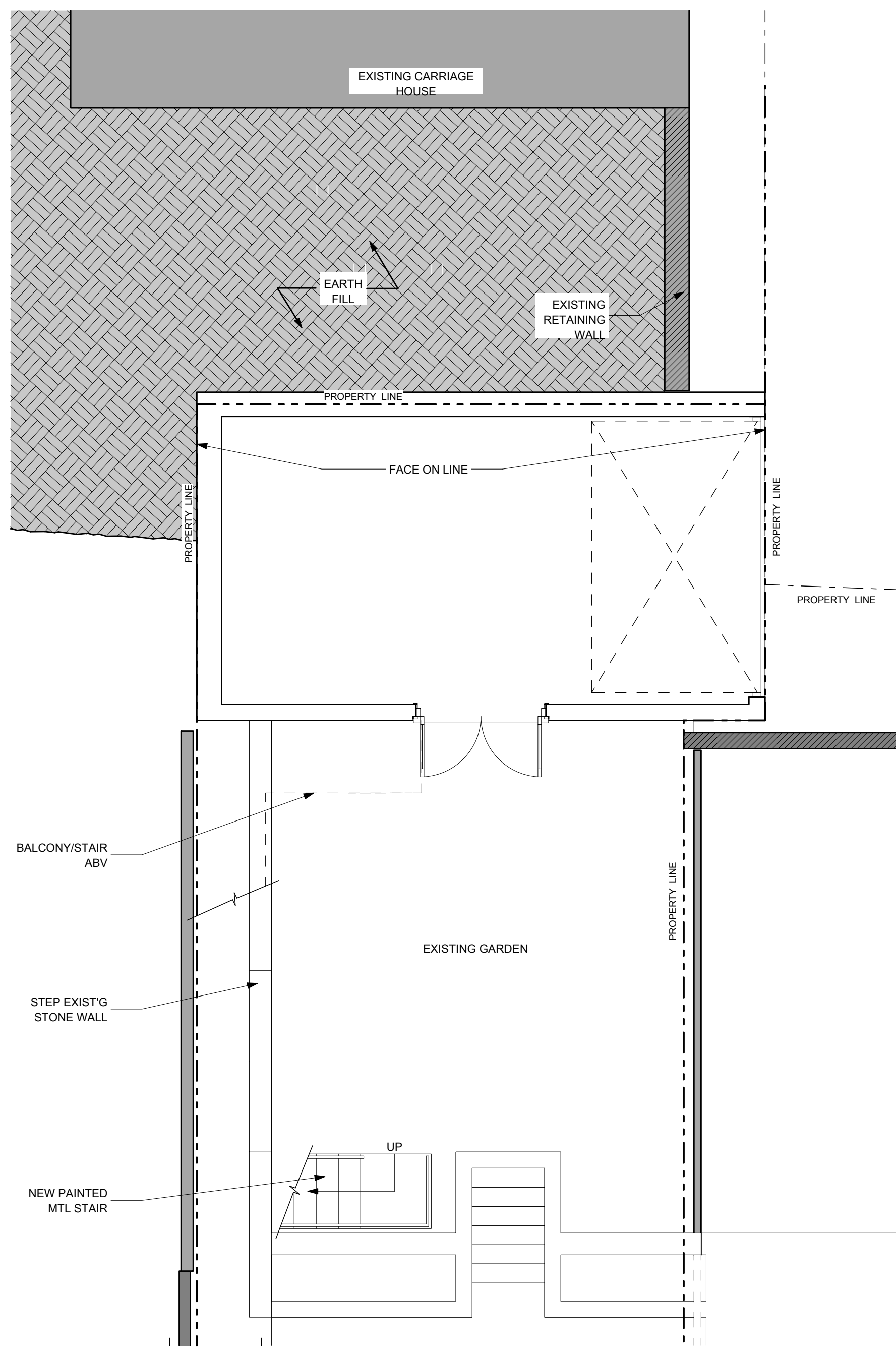
**SULLIVAN/COLLINS
GARAGE**
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:
**GARAGE
OPTION A
ELEVATIONS**
SCALE: AS NOTED

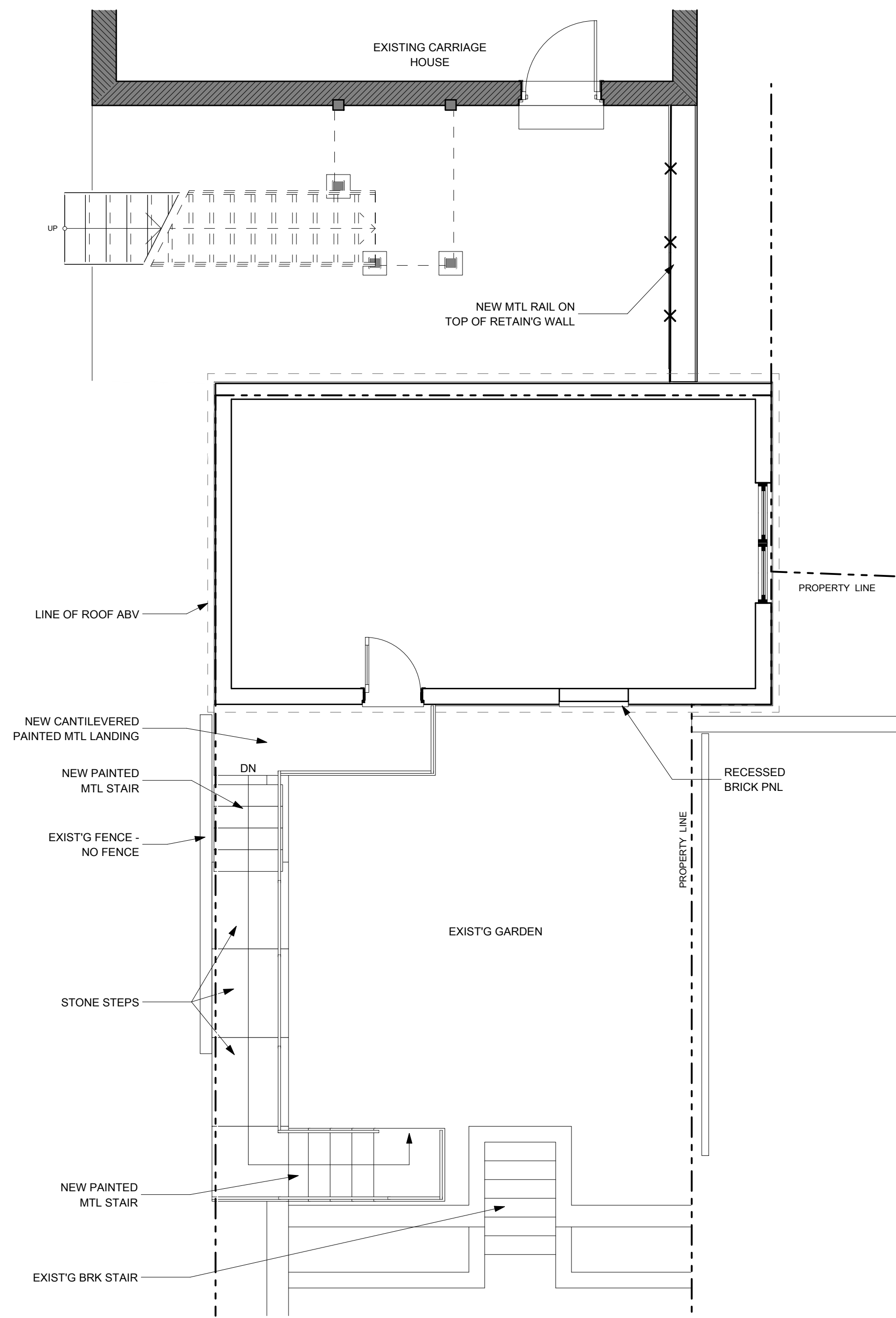
ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

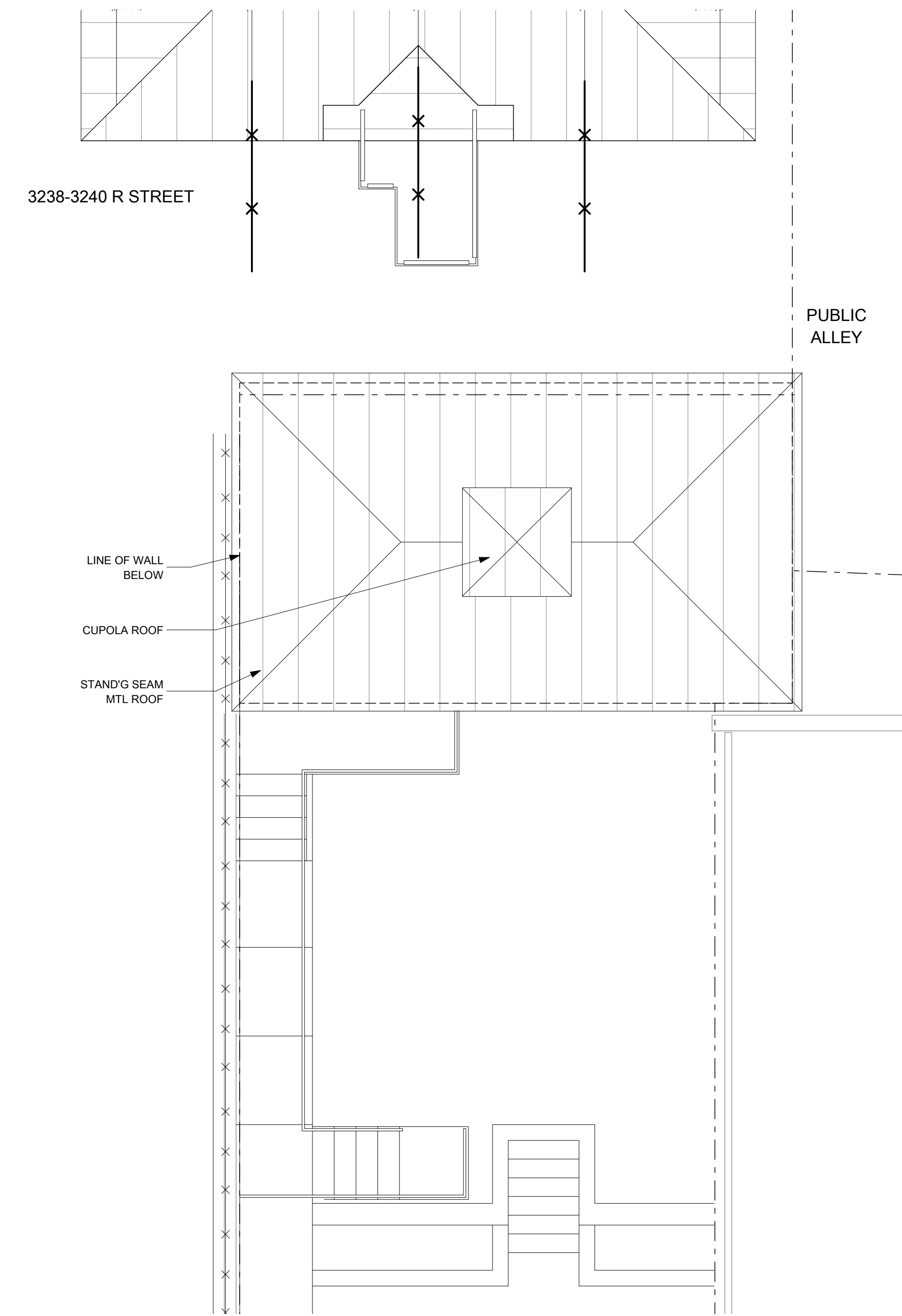
SHEET NO.
A101



1 GARAGE PLAN - OPTION B
SCALE: 1/4" = 1'-0"



2 SECOND FL PLAN - OPTION B
SCALE: 1/4" = 1'-0"



3 GARAGE ROOF PLAN - OPTION B
SCALE: 1/4" = 1'-0"

3238-3240 R STREET

PUBLIC ALLEY

OUTERBRIDGE HORSEY ASSOCIATES, PLLC
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY ASSOCIATES, PLLC

CONSULTANTS:

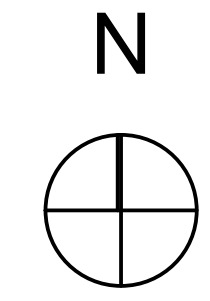
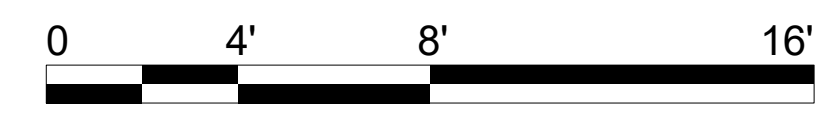
SULLIVAN/COLLINS GARAGE
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

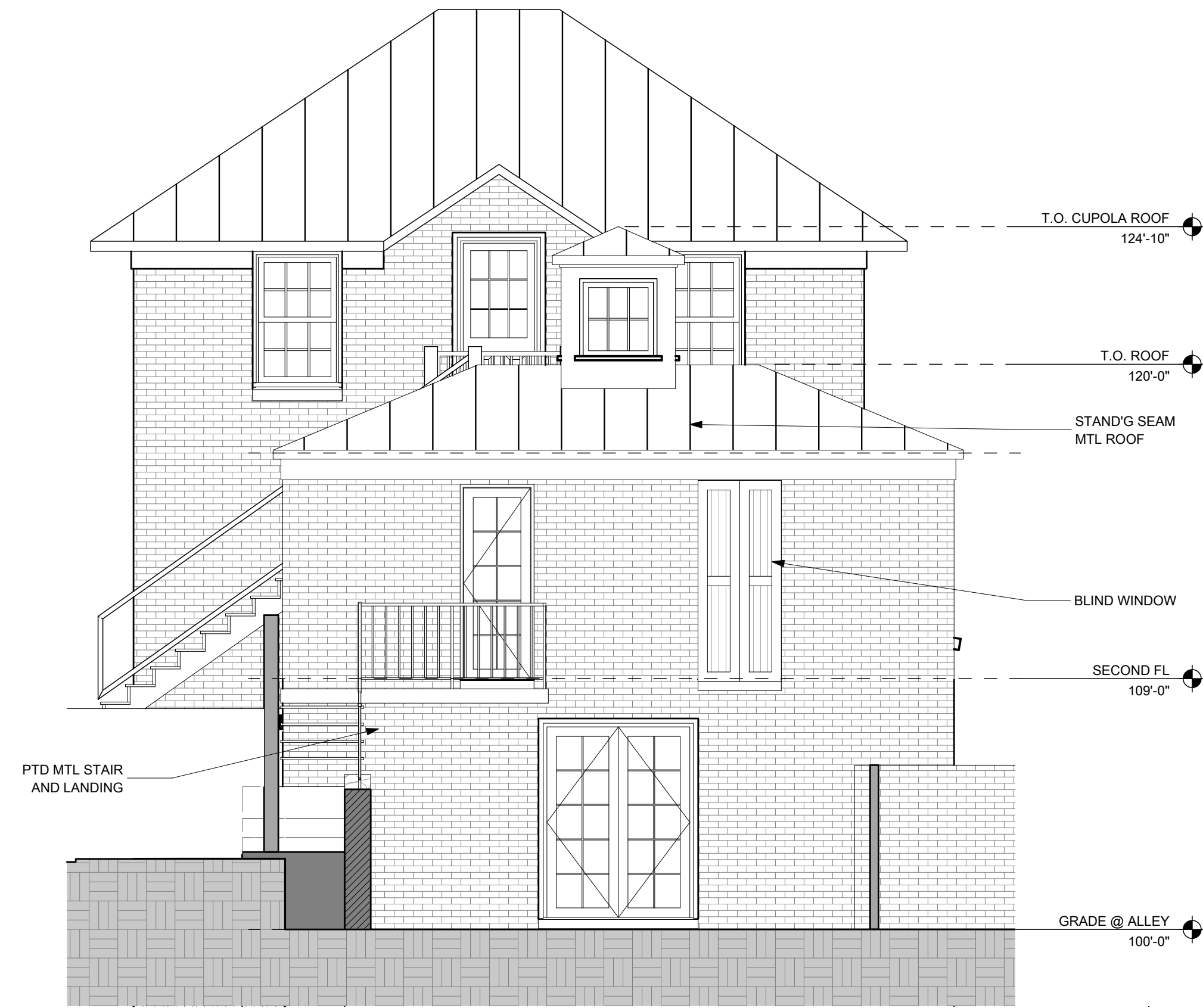
DRAWING TITLE:
GARAGE OPTION B PLANS
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

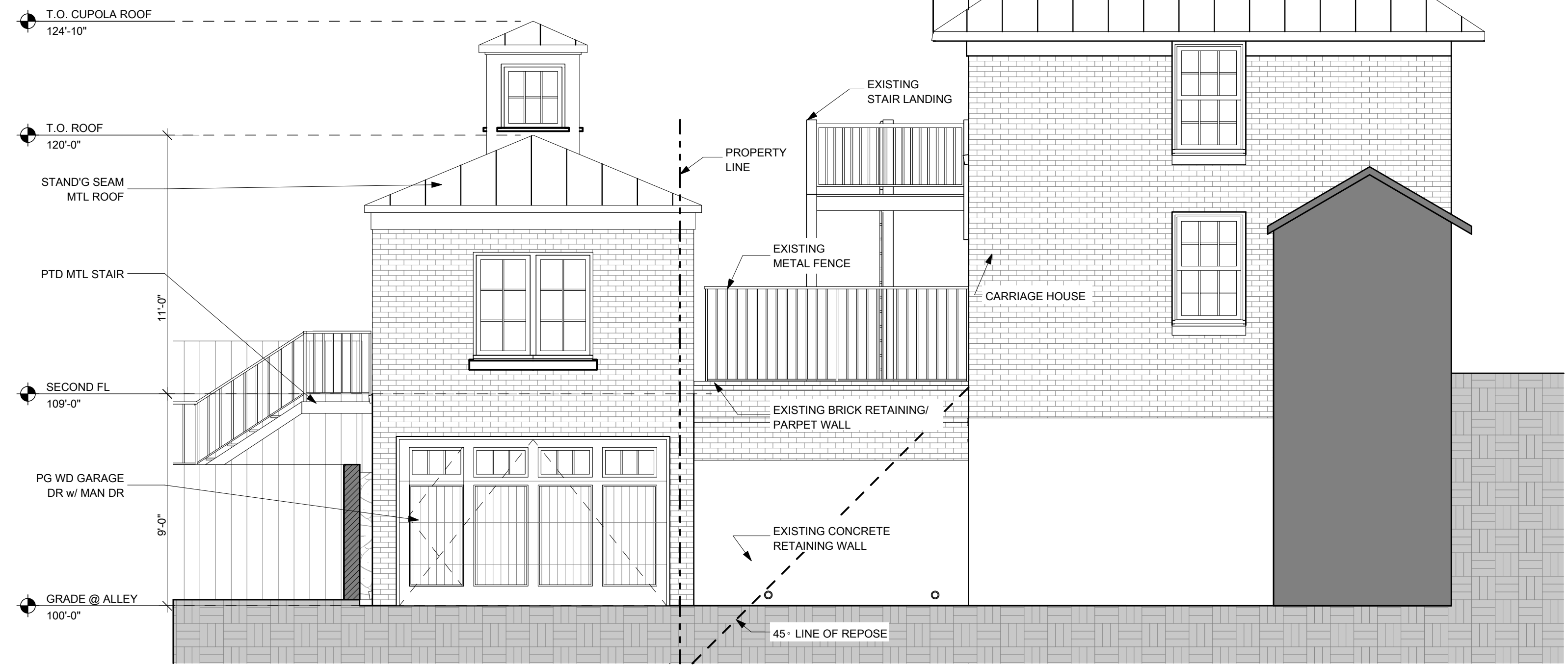
PRINT DATE 10/20/2021

SHEET NO.
A102

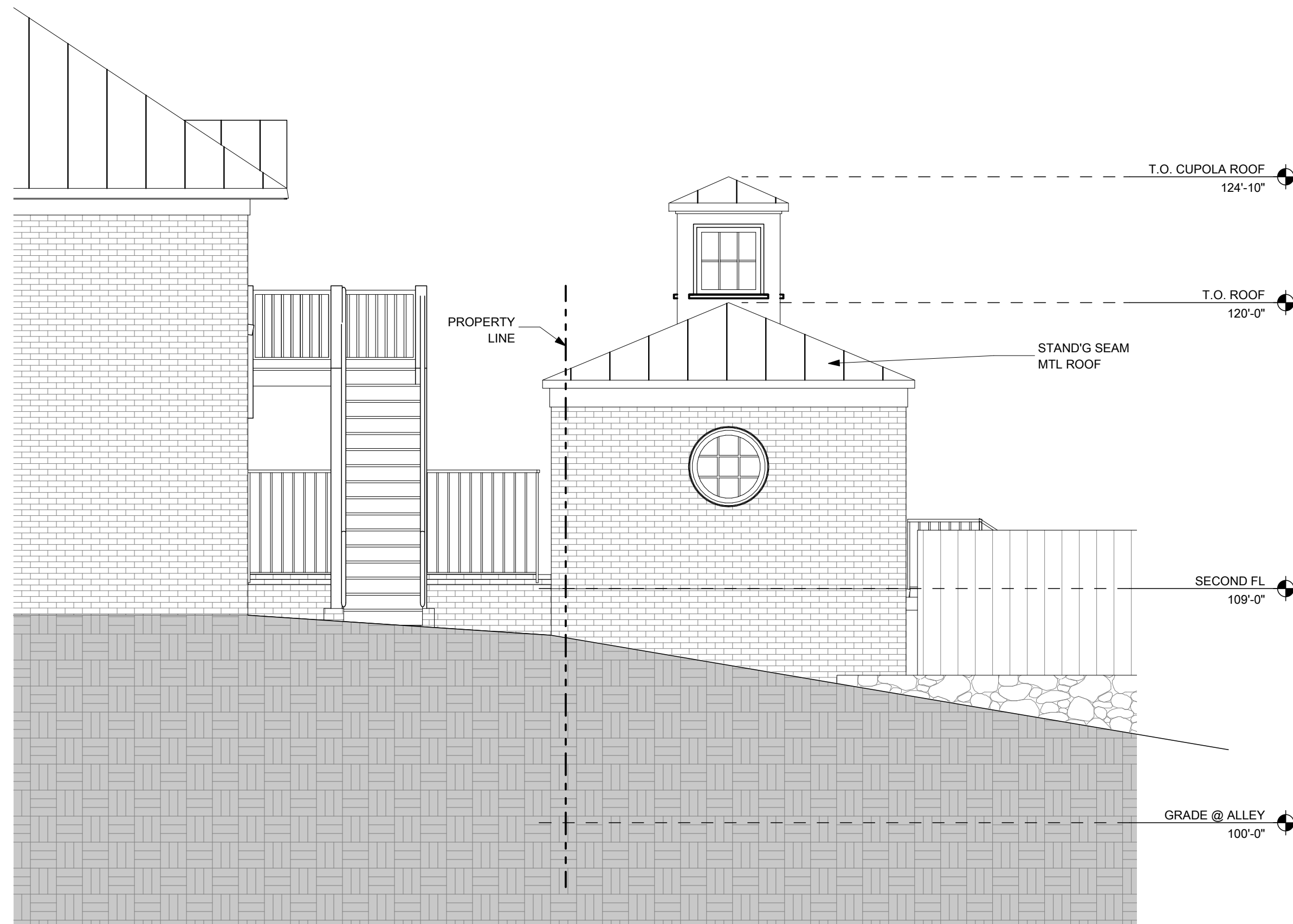




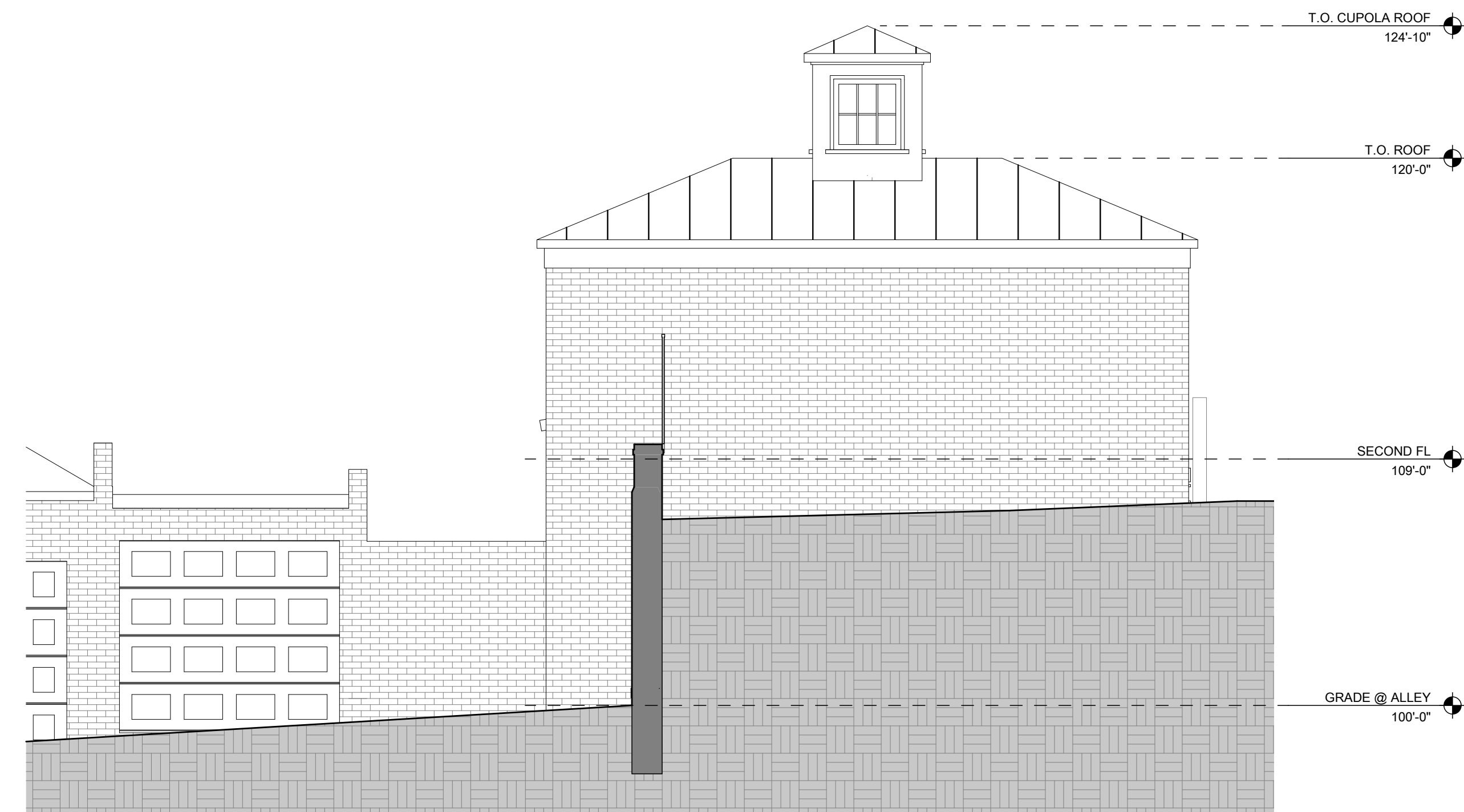
1 SOUTH ELEV - OPTION B
SCALE: 1/4" = 1'-0"



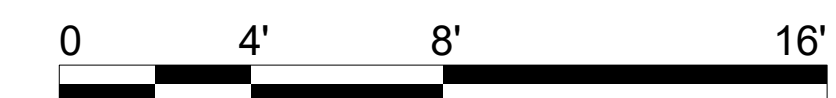
2 EAST ELEV - OPTION B
SCALE: 1/4" = 1'-0"



3 WEST ELEV - OPTION B
SCALE: 1/4" = 1'-0"



4 NORTH ELEV - OPTION B
SCALE: 1/4" = 1'-0"



**OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC**
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

**SULLIVAN/COLLINS
GARAGE**
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

**GARAGE
OPTION B
ELEVATIONS**

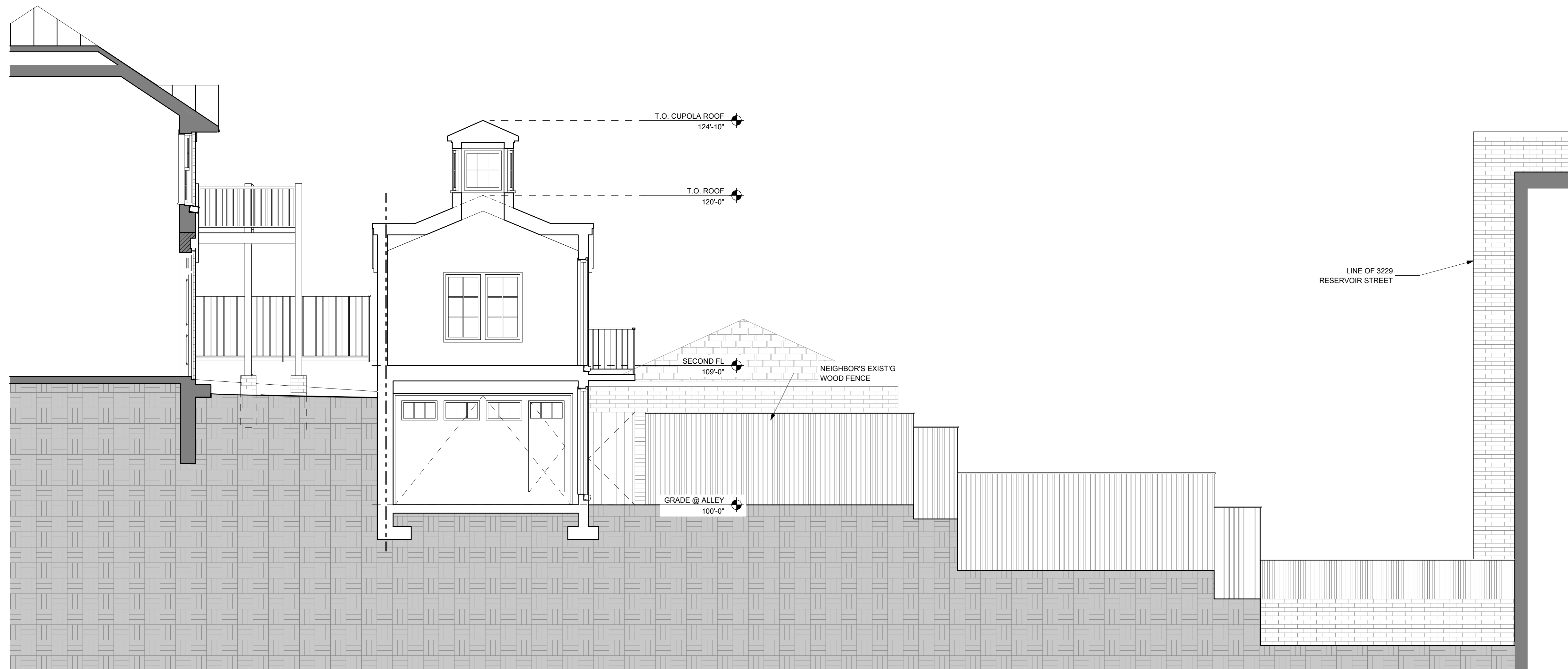
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

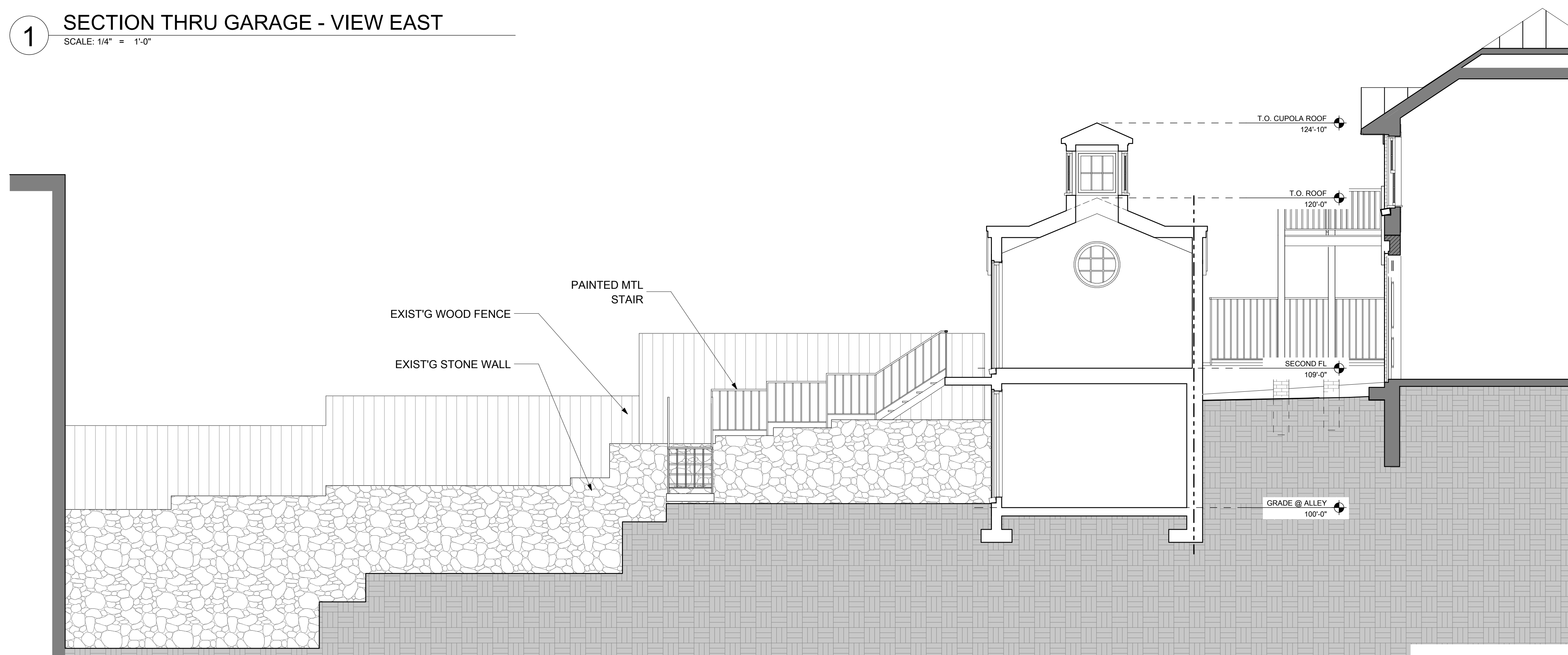
PRINT DATE 10/20/2021

SHEET NO.

A103



1 SECTION THRU GARAGE - VIEW EAST
SCALE: 1/4" = 1'-0"



2 SECTION THRU GARAGE - VIEW WEST
SCALE: 1/4" = 1'-0"

**OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC**
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

**SULLIVAN/COLLINS
GARAGE**
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:
**GARAGE
SITE SECTIONS**
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

SHEET NO.
A104



VIEW FR 2ND FLOOR



VIEW EAST FR 3233 RESERVOIR RD



VIEW FR NE CORNER OF ALLEY



VIEW WEST IN ALLEY

OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC

1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com

COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

SULLIVAN/COLLINS
GARAGE

3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

RENDERINGS

SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

SHEET NO.

R100



KEYED PLAN



1 - VIEW WEST FR ALLEY



2 - VIEW OF CARRIAGE HOUSE TO THE NORTH



3 - ALLEY NORTH WALL



4 - 3229/3227 GARAGES



5 - VIEW EAST IN ALLEY



6 - GARAGE SOUTH ELEVATION



7 - WEST WALL



8 - EAST FENCE

OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

SULLIVAN/COLLINS
GARAGE
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

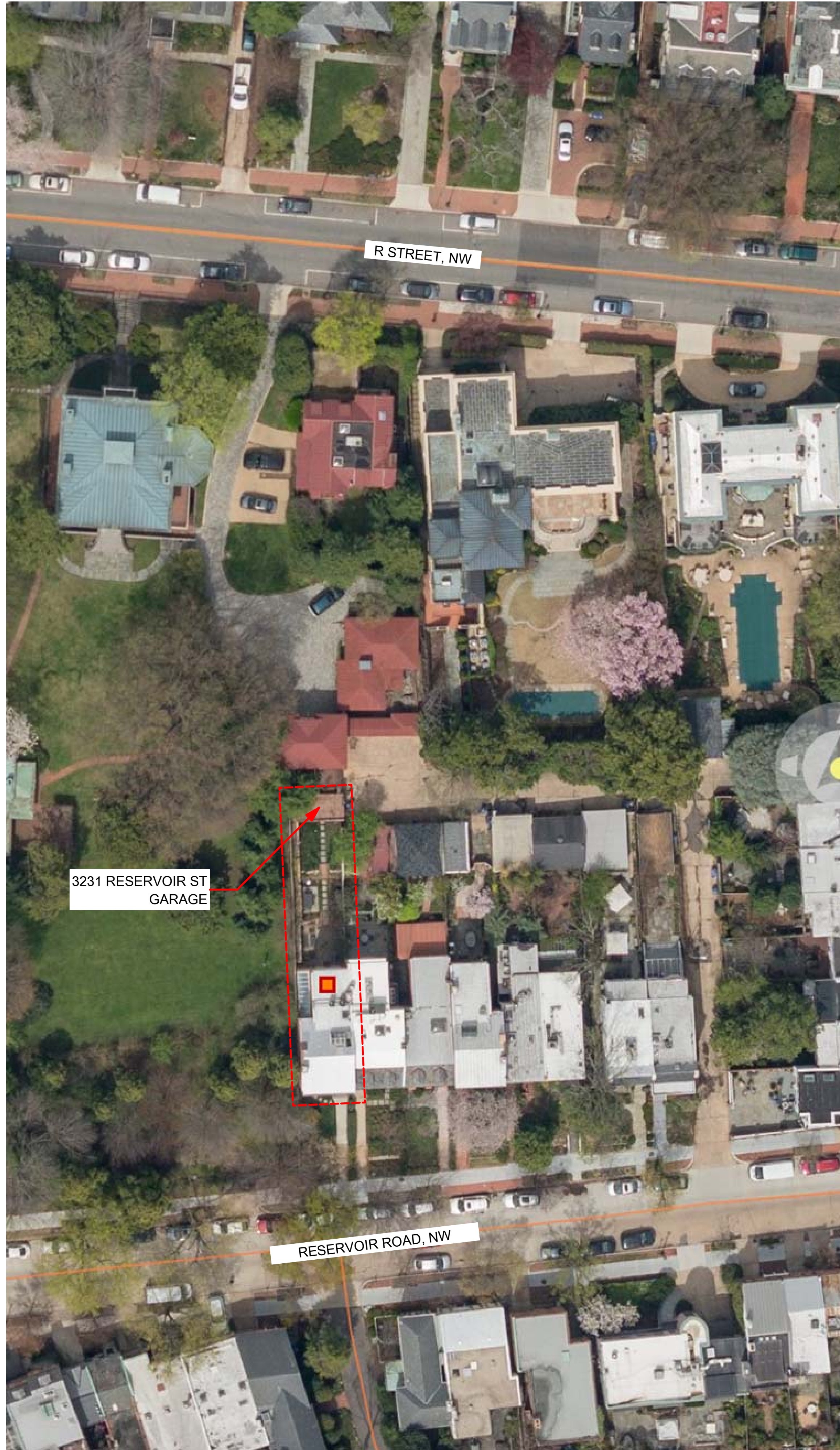
EXISTING
CONDITION
PHOTOS

SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

SHEET NO.
P100



AERIAL VIEW



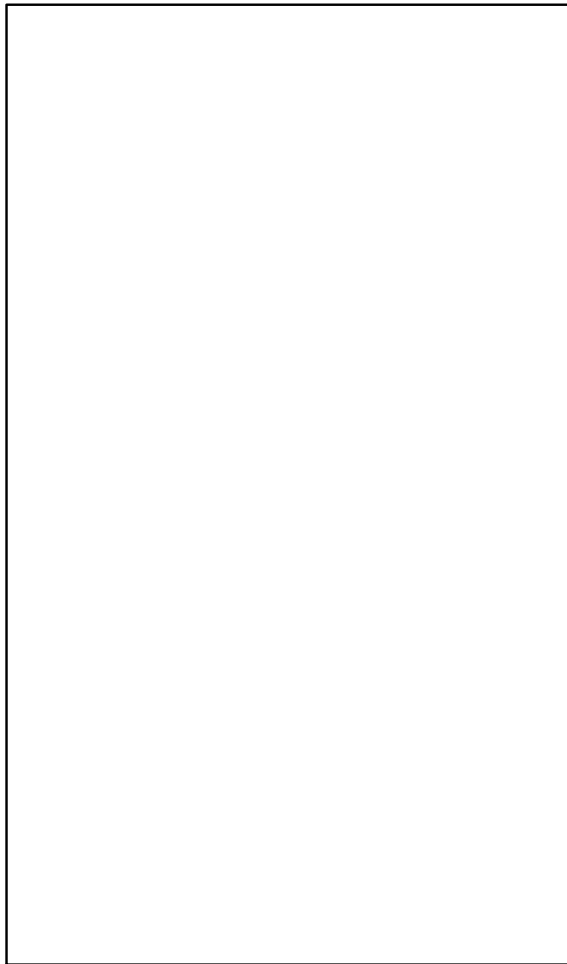
VIEW FR SOUTH



VIEW FR EAST



VIEW FR NORTH



**OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC**
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

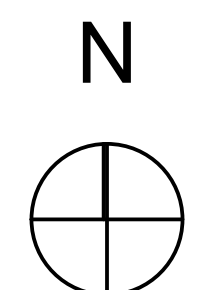
**SULLIVAN/COLLINS
GARAGE**
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:
**AERIAL SITE
PHOTOS**
SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

SHEET NO.
P101





CUPOLA REFERENCE



2 STORY CARRIAGE HOUSE



CUPOLA AND ROOF REFERENCE



ROOF REFERENCE



ROOF REFERENCE



2 STORY ROOF REFERENCE

OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC
1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com
COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

SULLIVAN/COLLINS
GARAGE
3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

REFERENCE
PHOTOS

SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021
_____	_____
_____	_____

PRINT DATE 10/20/2021

SHEET NO.
P102



VIEW WEST FROM ALLEY



VIEW WEST FROM ALLEY



VIEW SOUTHWEST FROM ALLEY



VIEW FROM REAR YARD

OUTERBRIDGE
HORSEY
ASSOCIATES, PLLC

1228 1/2 31st STREET, NW
WASHINGTON, DC 20007
TEL 202-337-7334
FAX 202-337-7331
www.outerbridgehorsey.com

COPYRIGHT 2021 OUTERBRIDGE HORSEY
ASSOCIATES, PLLC

CONSULTANTS:

SULLIVAN/COLLINS
GARAGE

3231 RESERVOIR ROAD, NW
WASHINGTON, DC 20007

DRAWING TITLE:

MOCK-UP
PHOTOS

SCALE: AS NOTED

ISSUE	DATE
OGB CONCEPT	9/16/2021
OGB CONCEPT	10/19/2021

PRINT DATE 10/20/2021

SHEET NO.
P103