

BZA Application No. 21289

Saam Jahanbeen
4405 Greenwich Parkway, NW
May 14, 2025

Applicant

Saam Jahanbeen
Board of Zoning Adjustment

Zoning Attorney
District of Columbia
CASE NO. 21289
EXHIBIT NO. 26
Sullivan & Barros, LLP
Martin Sullivan

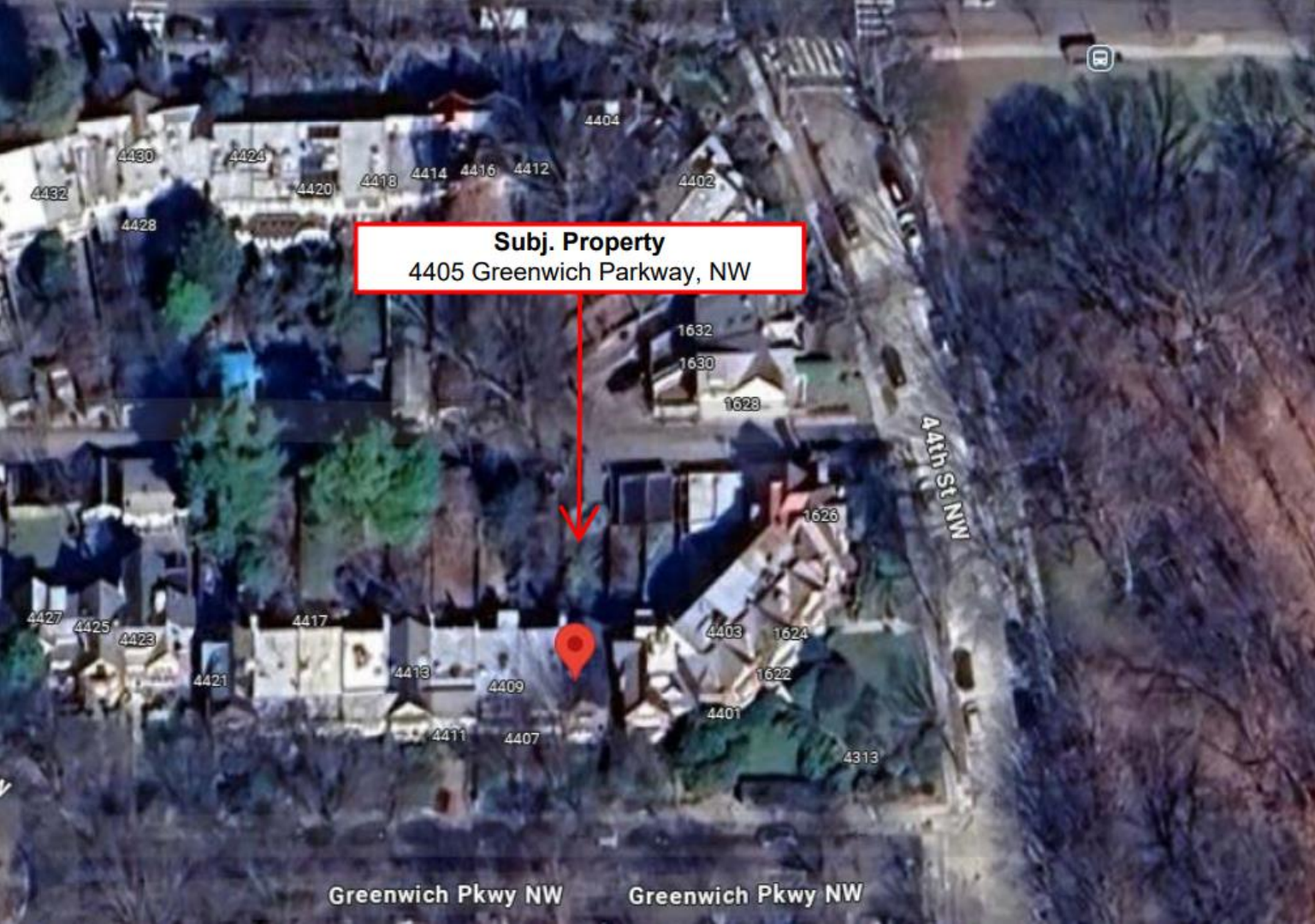
Overview and Requested Relief

- The Property is located in the R-3 zone and is improved with a single-family row dwelling.
- The Applicant has constructed a one-story + cellar addition and deck addition to the rear of the Building.
- Contractor error caused construction of the addition to a point that was .67 feet beyond what was approved. As a result, relief of .67 feet is required from the 10-foot rule.
- The Applicant requested but was denied a minor deviation approval from the Zoning Administrator.
 - The .67-foot extension beyond the 10-foot mark resulted from a construction-related error. The project, mid-construction, failed a wall check, and the Zoning Administrator would not grant minor deviation relief.
- Accordingly, the Applicant must obtain special exception relief from the rear yard requirements of D-207.5 subject to the standards of D-5201(a)- (c).

Community & Agency Support

- The Office of Planning recommends approval.
- ANC 3D voted unanimously in support.
- There are 3 letters of support, including the adjacent neighbor to the east.

Subj. Property
4405 Greenwich Parkway, NW



Greenwich Pkwy NW

Greenwich Pkwy NW



Subj. Property
4405 Greenwich Parkway, NW

4407 Greenwich Parkway, NW

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 10, 2023

Plat for Building Permit of :

SQUARE 1350 LOT 114

Scale: 1 inch = 20 feet

Recorded in Book 78 Page 50

Receipt No. 23-03369

Drawn by: A.S.

Furnished to: DAVE BLOOM

“I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s).”

Anup Shrestha
For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

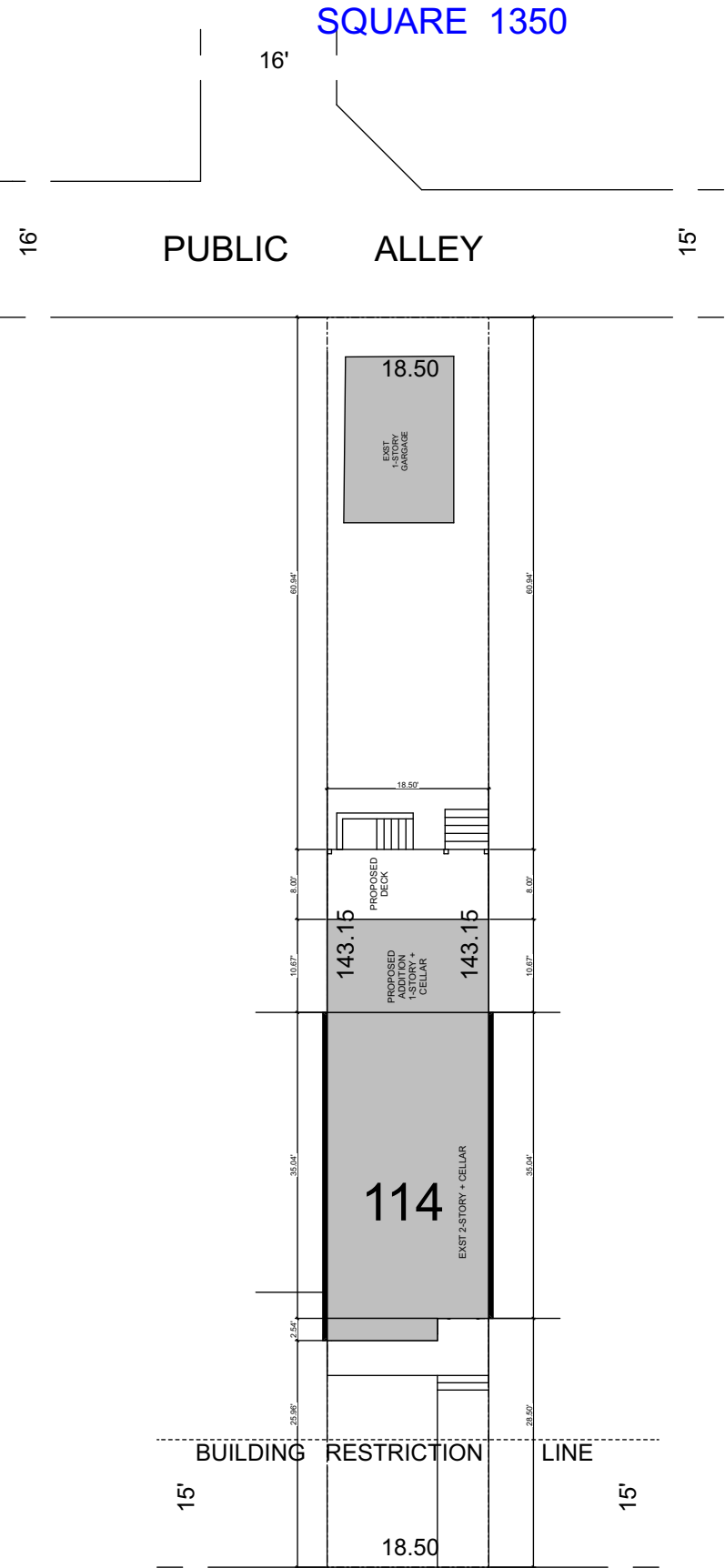
Signature: _____

Date: 04.27.2023

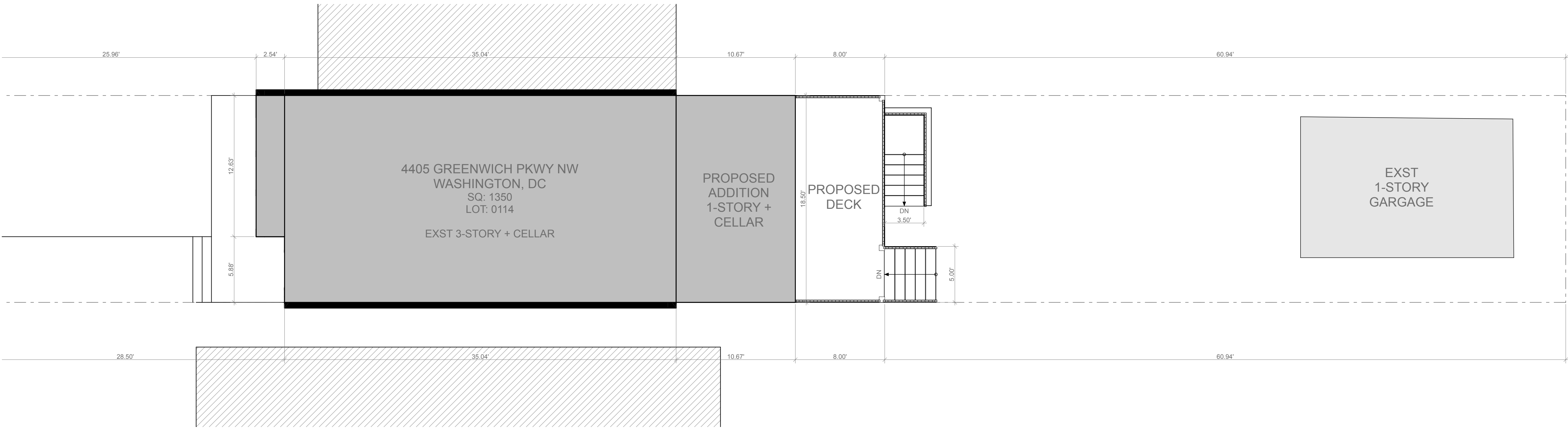
Printed Name: DAVID BLOOM

Relationship to Lot Owner: ARCHITECT

If a registered design professional, provide license number ARC101311 and include stamp below.



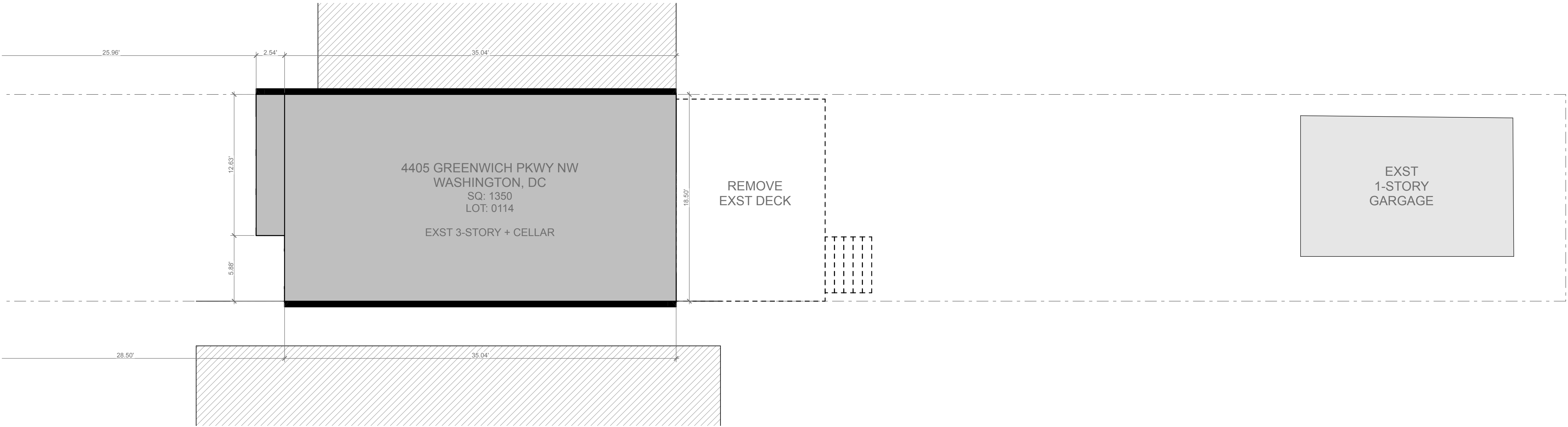
GREENWICH
PARKWAY, N.W.



PROPOSED SITE PLAN

SCALE: 1" = 5'

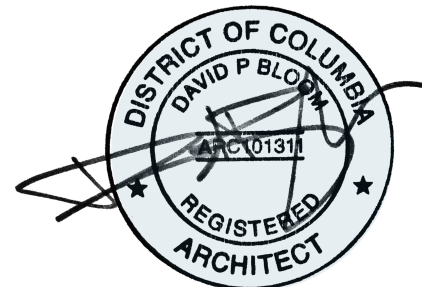
2



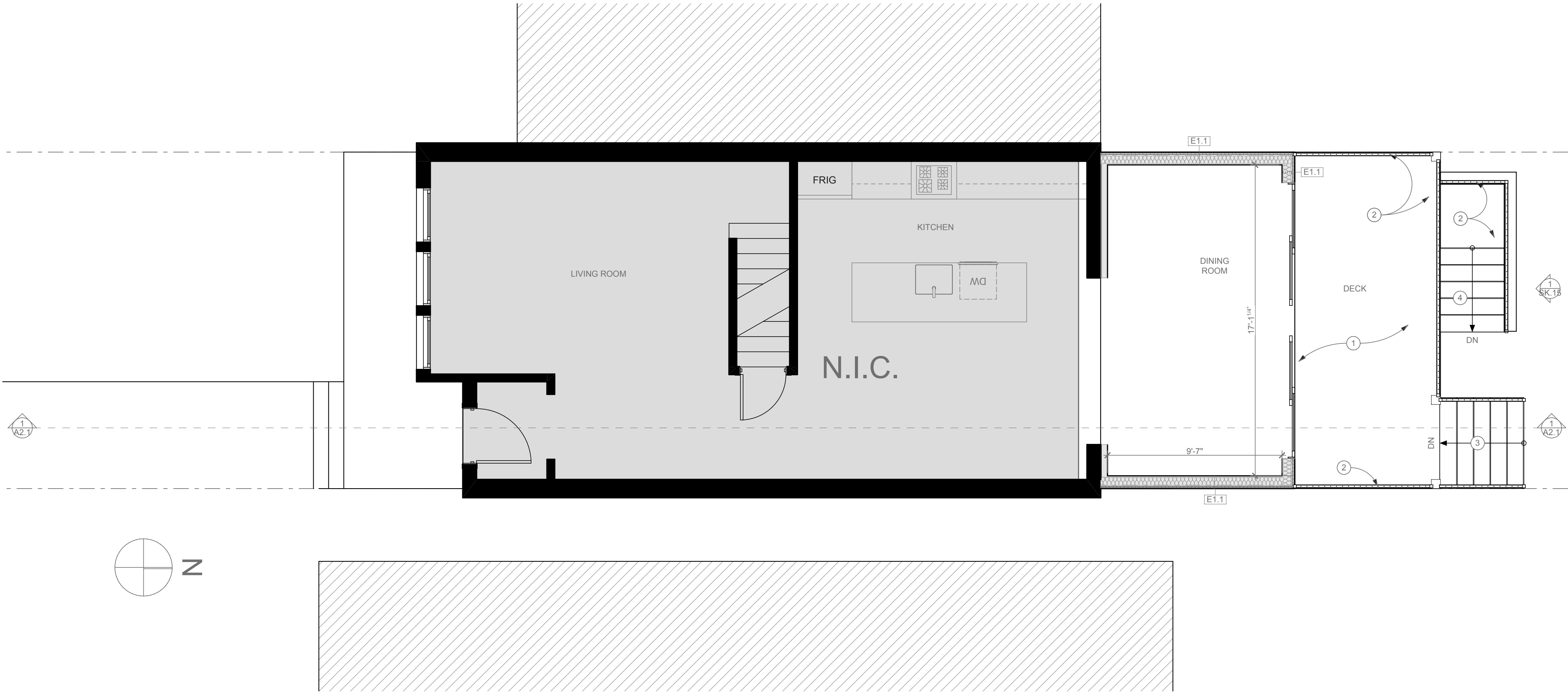
EXISTING SITE PLAN

SCALE: 1" = 5'

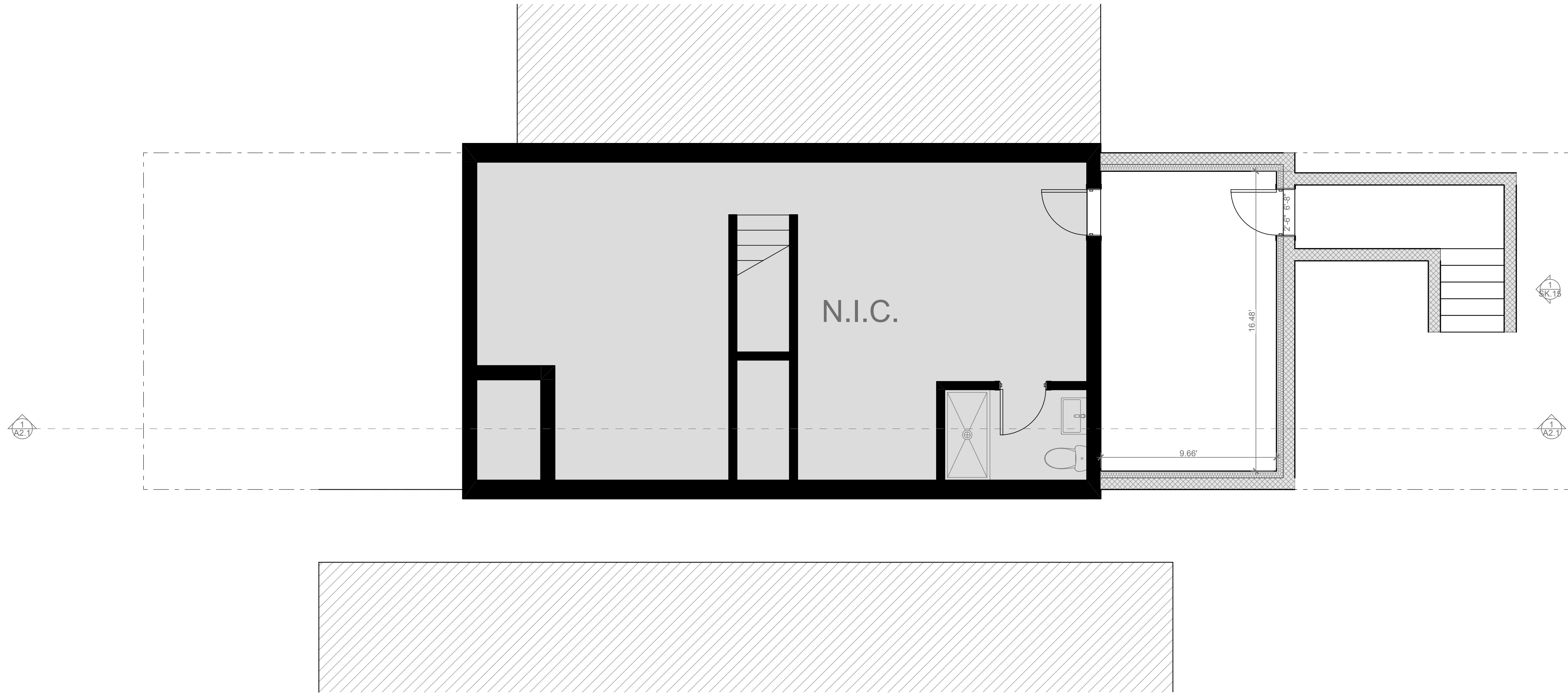
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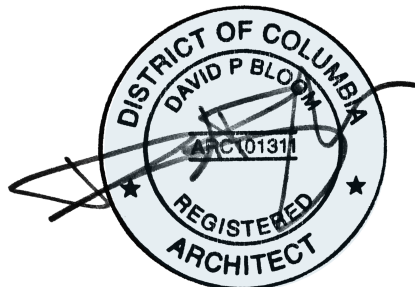
I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.



1ST FLOOR
SCALE: 1/4" = 1'-0" **2**

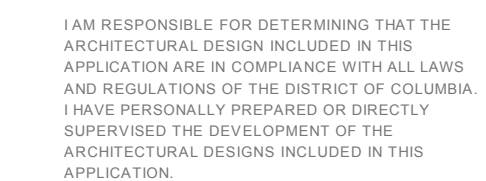


CELLAR
SCALE: 1/4" = 1'-0" **1**



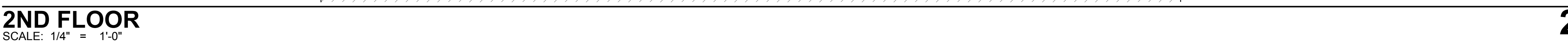
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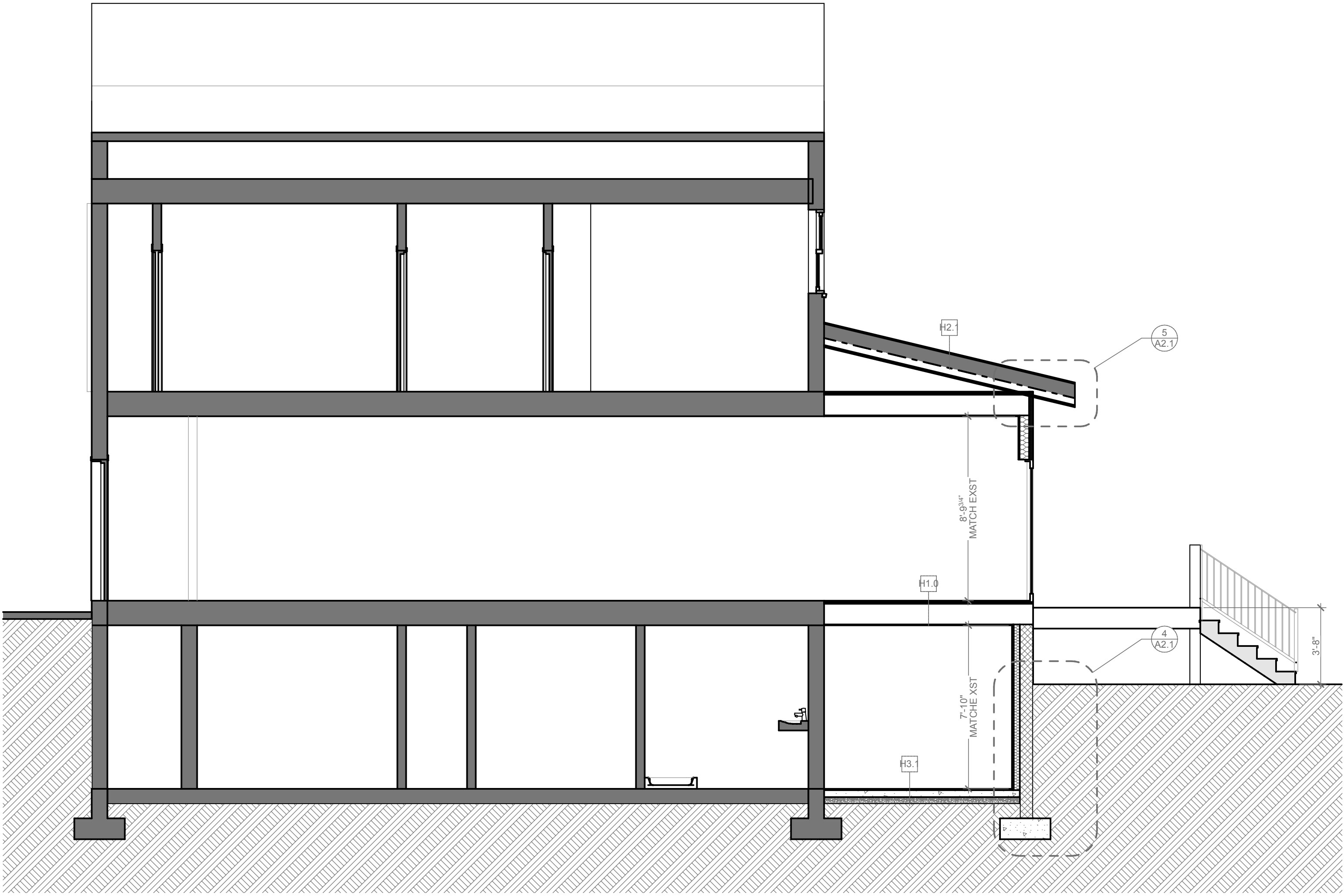
CLIENT: SAAM JAHANBEEN



ISSUED
FOR PERMIT

DATE
4/11/25





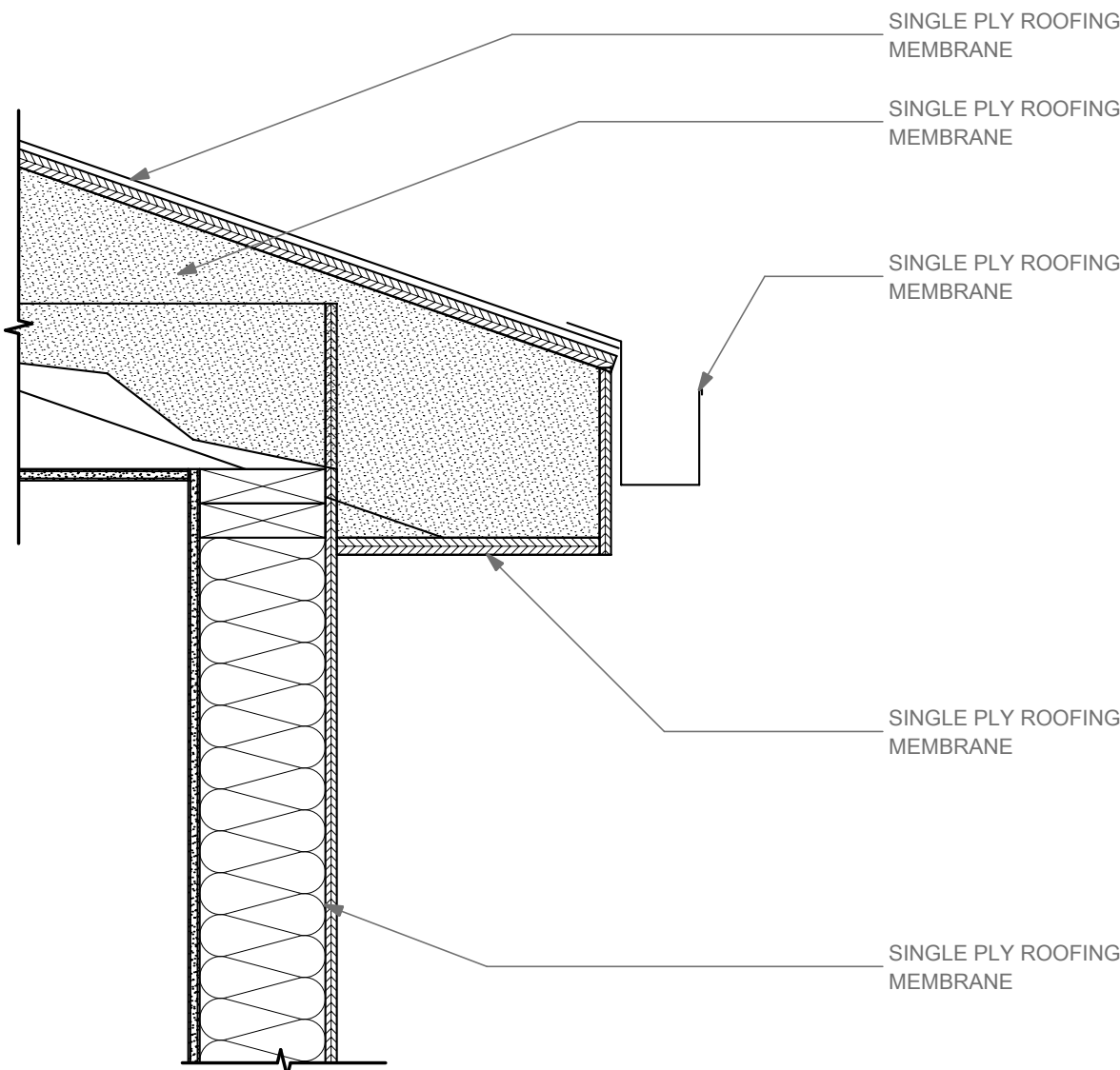
LONG SECTION
SCALE: 1/4" = 1'-0"
1



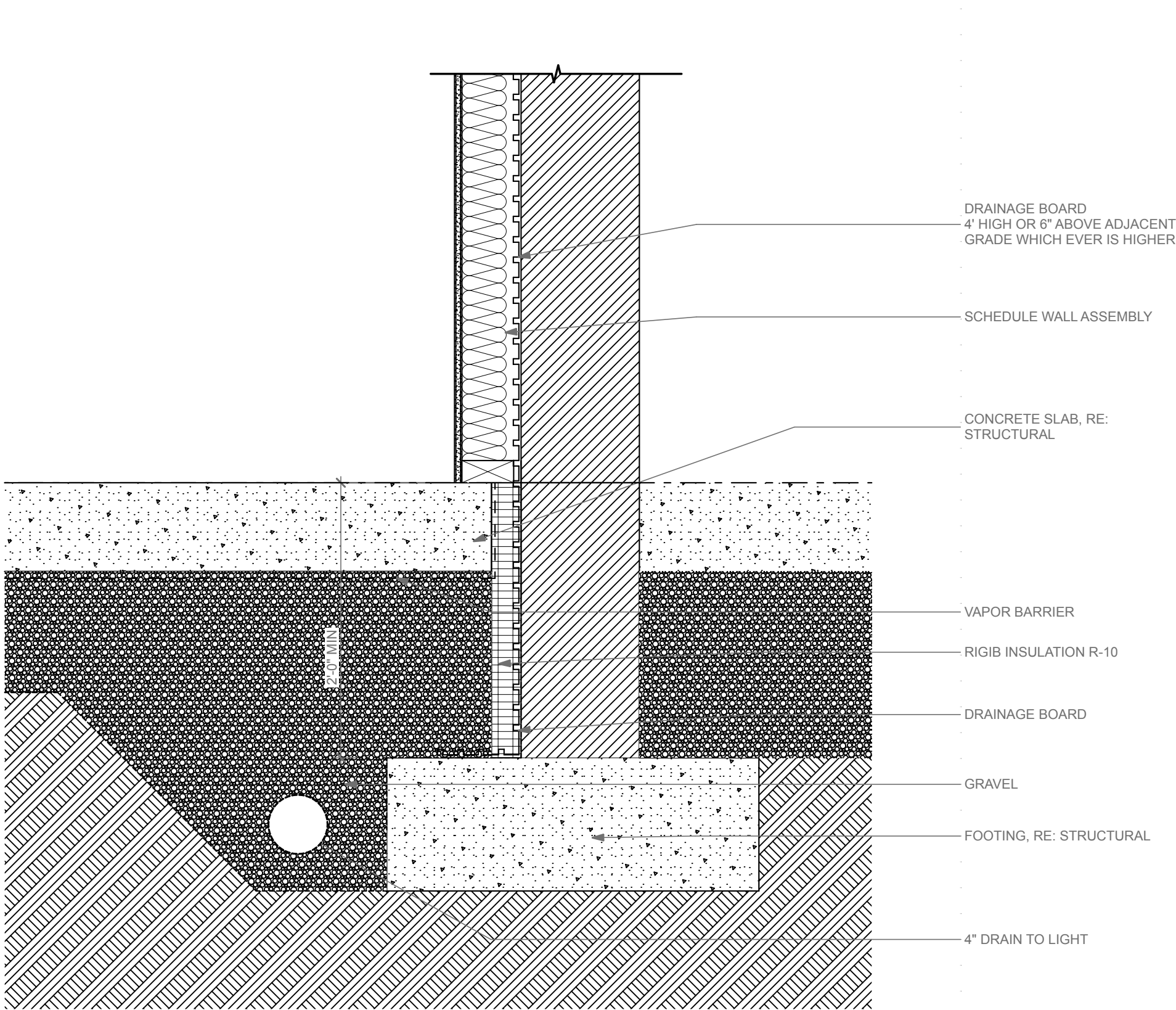
REAR ELEVATION
SCALE: 1/4" = 1'-0"
3

BUILDING SECTION GENERAL NOTES

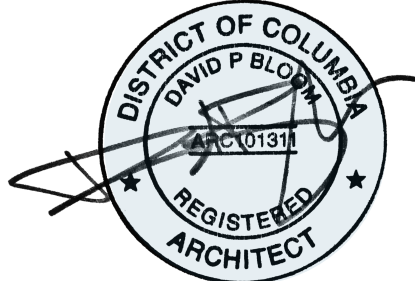
1. REFER TO A0.1 FOR ABBREVIATIONS, PROJECT INFORMATION AND TYPICAL LEGEND. REFER TO SPECIFICATION NOTES FOR ADDITIONAL INFORMATION.
2. REFER TO A4.3 FOR TYPICAL STAIR, RAILING AND GUARD RAIL DETAILS
3. REFER TO A4.2 FOR HORIZONTAL ASSEMBLIES
3. REFER TO A4.1 FOR WALL ASSEMBLIES



SOFFIT DETAIL
SCALE: 1 1/2"= 1'-0"
5



SLAB ON GRADE DETAIL
SCALE: 1 1/2"= 1'-0"
4



I AM RESPONSIBLE FOR DETERMINING THAT THE ARCHITECTURAL DESIGN INCLUDED IN THIS APPLICATION ARE IN COMPLIANCE WITH ALL LAWS AND REGULATIONS OF THE DISTRICT OF COLUMBIA. I HAVE PERSONALLY PREPARED OR DIRECTLY SUPERVISED THE DEVELOPMENT OF THE ARCHITECTURAL DESIGNS INCLUDED IN THIS APPLICATION.

General Special Exception Criteria

- Pursuant to Subtitle X-901.2 of the Zoning Regulations, the Board is authorized to grant special exception relief where, in the judgment of the Board, the special exception will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property.
- The proposed Addition is still within the other bulk and density requirements of the R-3 zone, including the rear yard, height, and lot occupancy requirements.

Requirements of Subtitle D § 5201	Project
<p>5201.4: An application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:</p> <p>(a)The light and air available to neighboring properties shall not be unduly affected;</p>	<p>The Addition extends only 0.67 feet (approximately 8 inches) beyond the permitted 10 feet.</p> <p>Furthermore, the Addition is limited to a single story, ensuring that its height does not create substantial shading or airflow obstruction for adjacent properties. The modest scale of this extension, combined with its single-story design, ensures that any potential effect on light and air is negligible.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>The proposed Addition shall not unduly compromise the privacy of use and enjoyment of neighboring properties as the Applicant is not proposing windows on the east or west side of the Addition.</p>
<p>(c)The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage;</p>	<p>The request for 10 ft. rule relief is being made in relation to the rear addition. An additional 0.67 feet past the 10-ft. rule should not be perceptible from the alley, given that the proposal maintains a rear yard of 80.57 feet and the existing accessory building and fence will largely block the view of the home from the alley.</p>