

BZA Application No. 21289

**Saam Jahanbeen
4405 Greenwich Parkway, NW
May 14, 2025**

[1]

Applicant
Saam Jahanbeen
Board of Zoning Adjustment
Zoning Attorney
District of Columbia
CASE NO. 21289
Sullivan & Barros, LLP
EXHIBIT NO. 26
Martin Sullivan

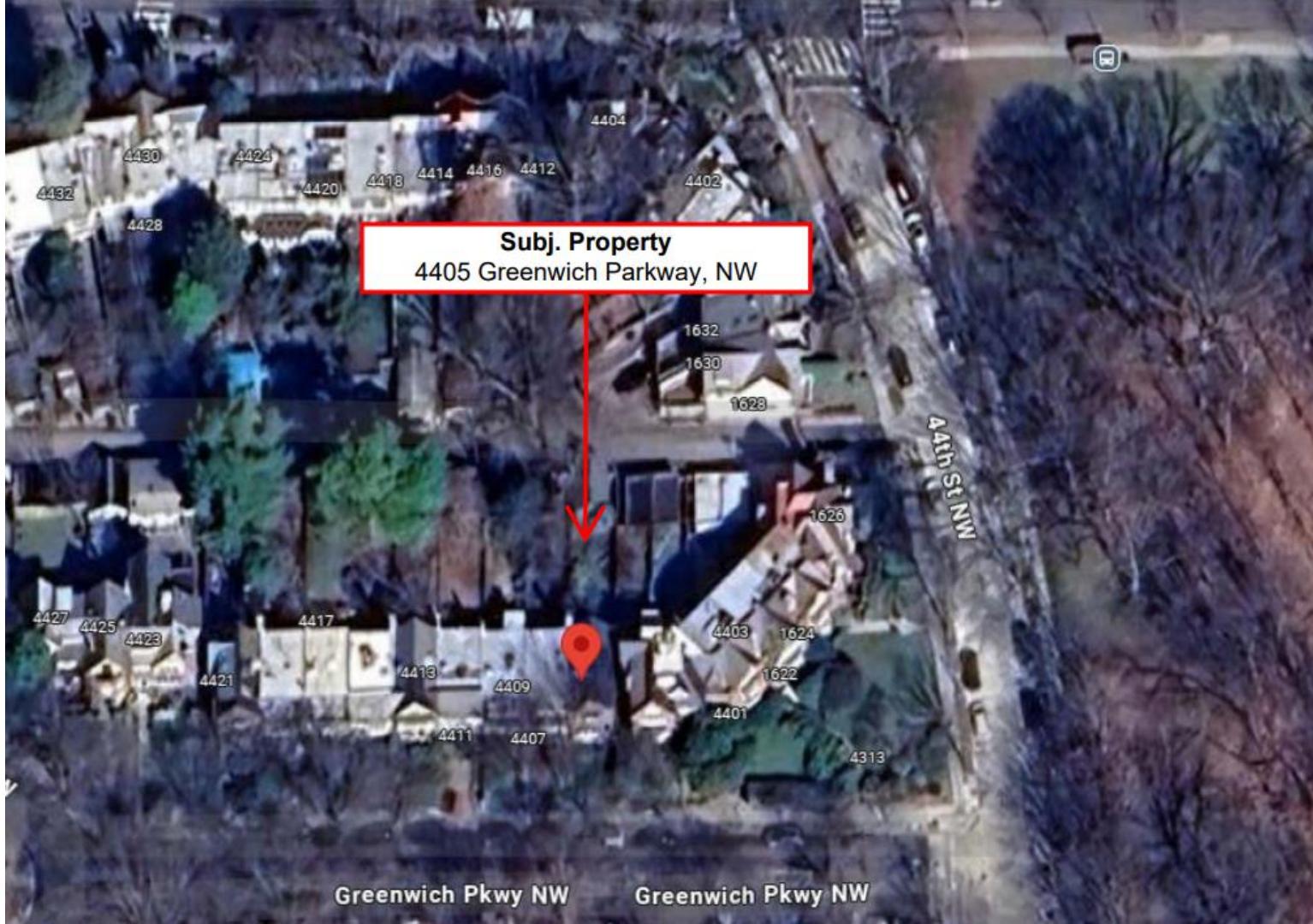
S&B

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

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 not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I 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.

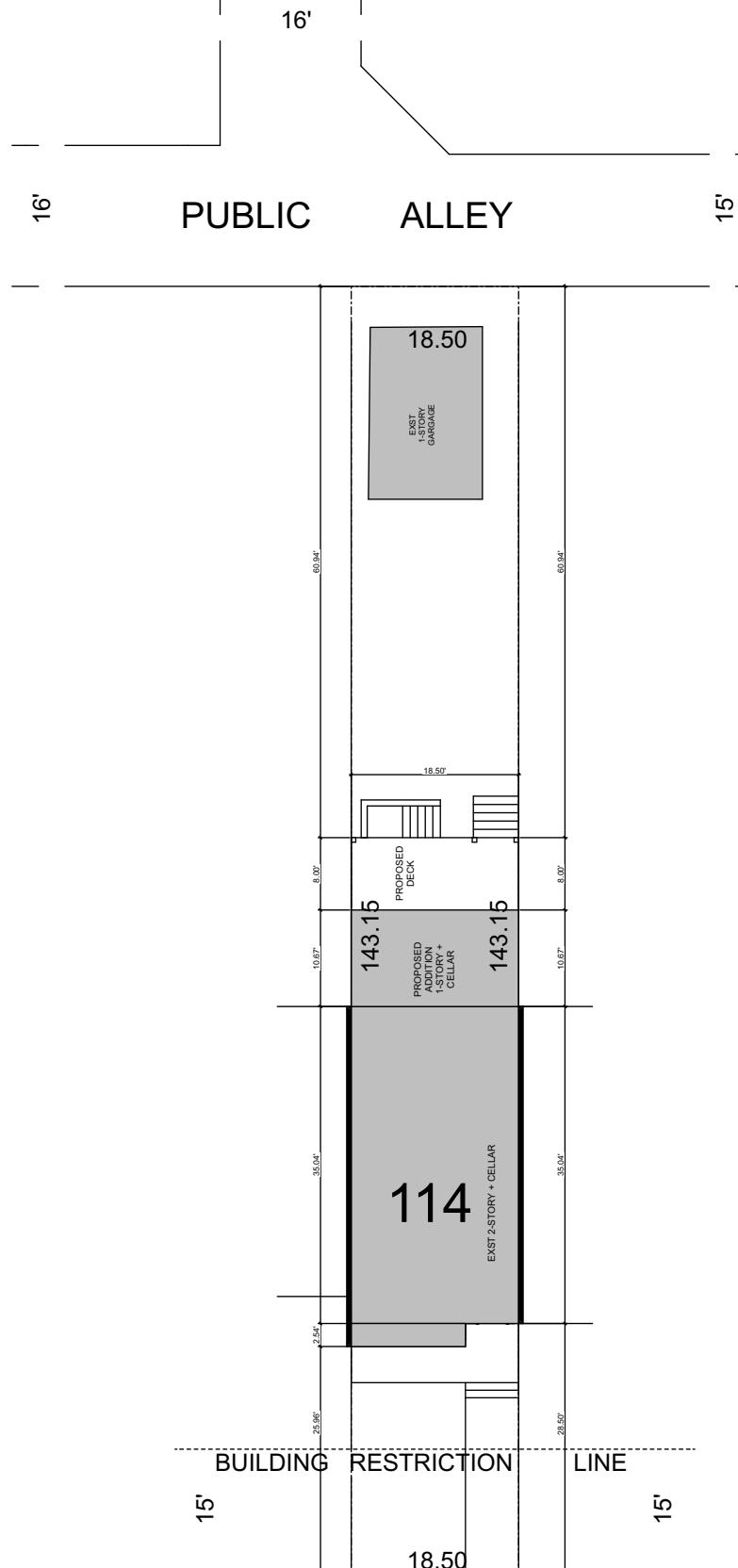
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SCALE: 1:20

SR-23-03369(2023)

SHEET 1 OF 2

SQUARE 1350



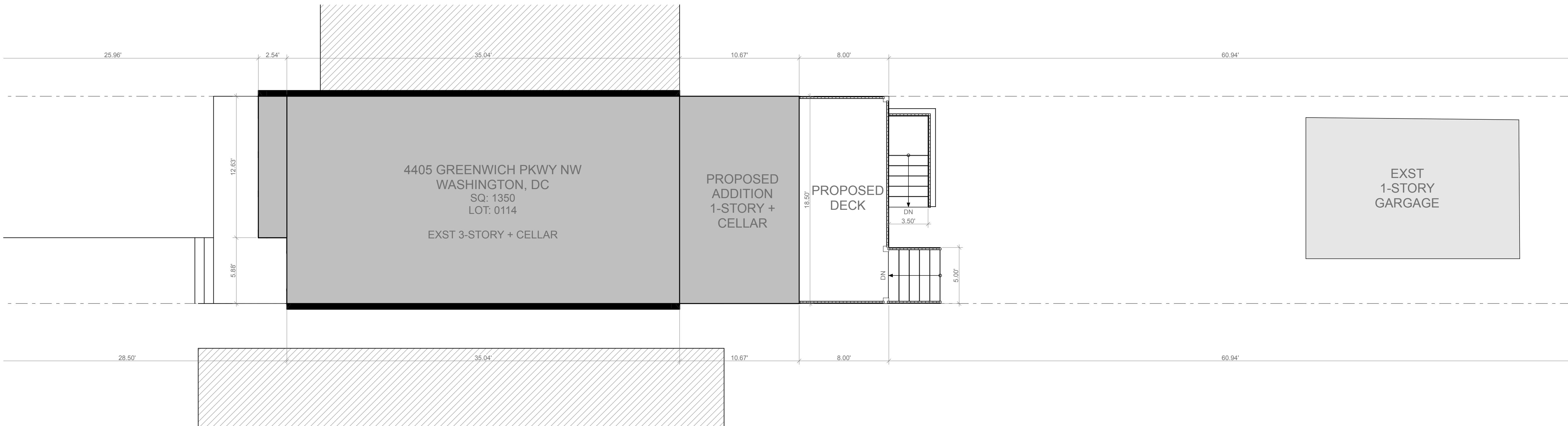
GREENWICH
PARKWAY, N.W.

Board of Zoning Adjustment
District of Columbia
CASE NO.21289

EXHIBIT NO. 5

SR-23-03369(2023)

SHEET 2 OF 2



PROPOSED SITE PLAN

SCALE: 1" = 5'

2

DISTRICT
architecture studio

1766 Florida Ave NW Washington DC

4405 GREENWICH PKWY NW
WASHINGTON DC

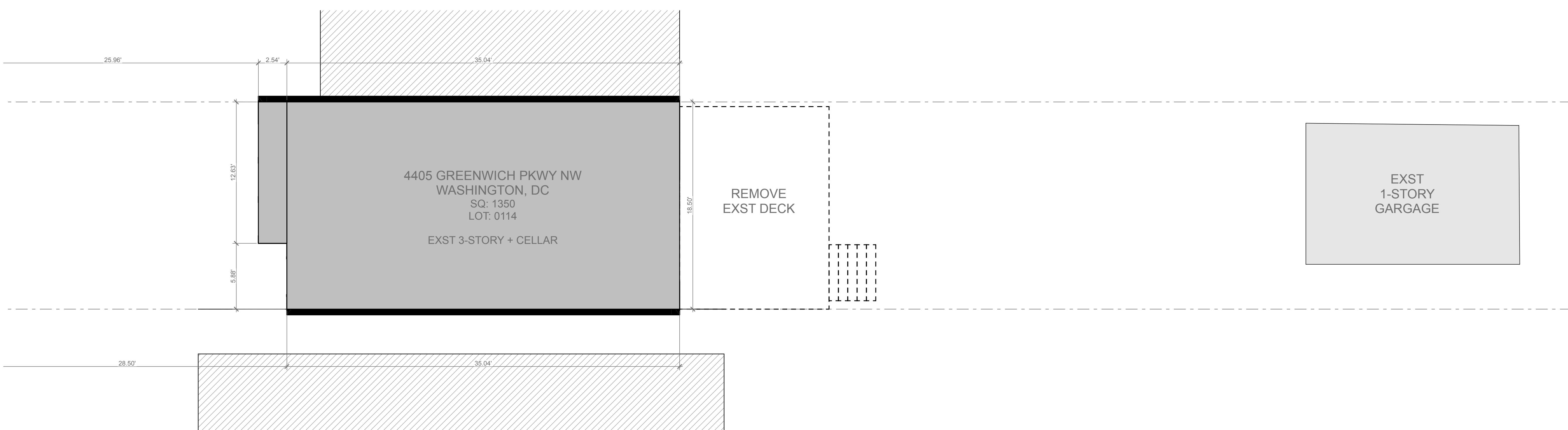
CLIENT: SAAM JAHANBEEN

SITE PLANS

ISSUED
FOR PERMIT



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 BEEN DIRECTLY
SUPERVISED THE DEVELOPMENT OF THE
ARCHITECTURAL DESIGNS INCLUDED IN THIS
APPLICATION.



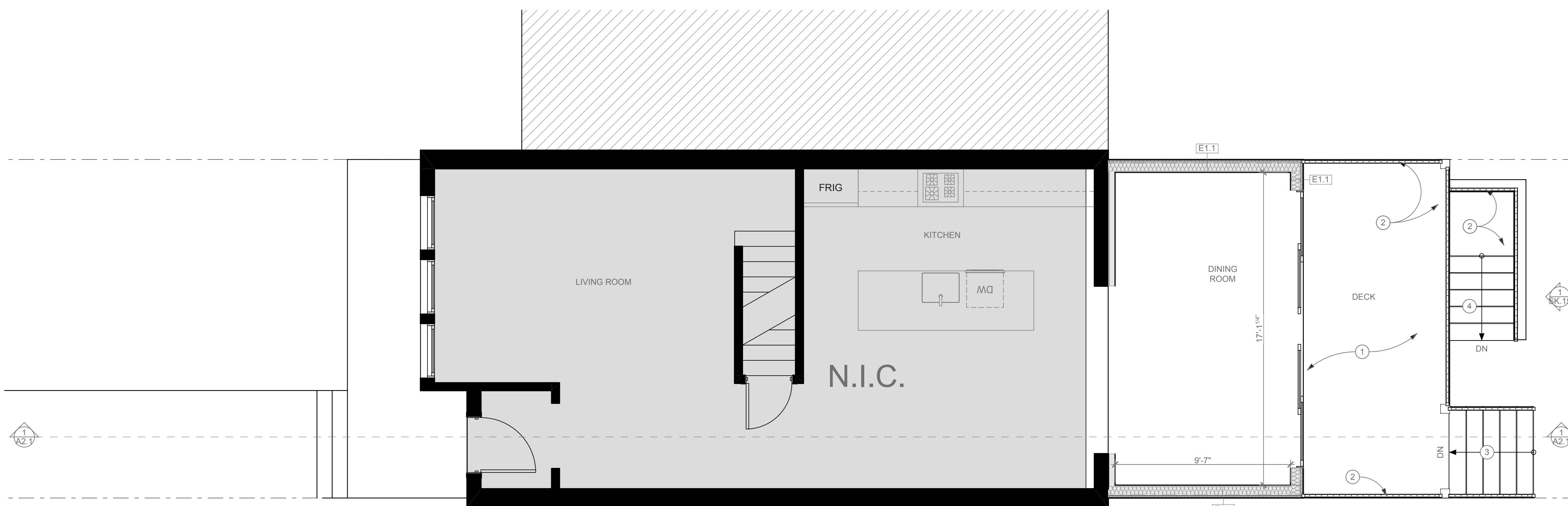
EXISTING SITE PLAN

SCALE: 1" = 5'

1

C1.1
Board of Zoning Adjustment
David P. Bloom
Case No. 1350
Exhibit No. 2

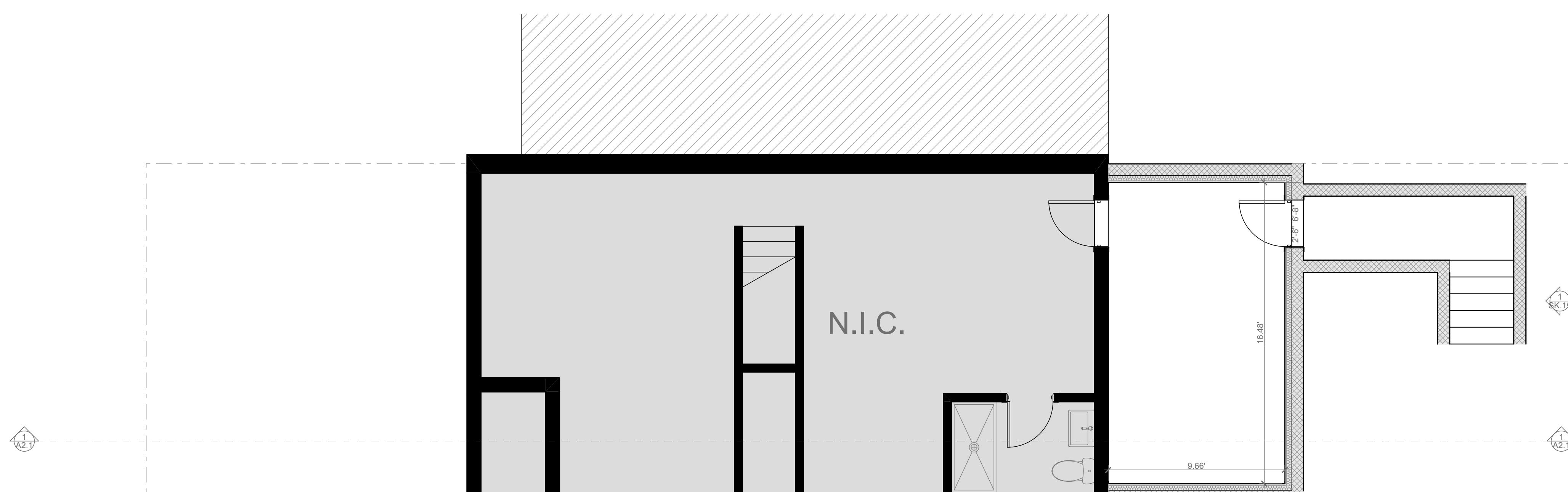
4/11/25



1ST FLOOR

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

2



CELLAR

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

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

1

CONSTRUCTION PLANS

ISSUED
FOR PERMIT

1000

DISTRICT

architecture
studio

1766 Florida Ave NW Washington DC

Digitized by srujanika@gmail.com

4405 GREENWICH PKWY NW
WASHINGTON DC

4405 GREEN
WASHINGTON DC

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.

ISSUED
FOR PERMIT

1000

A1 1

DATE

4/11/25

CONSTRUCTION PLANS

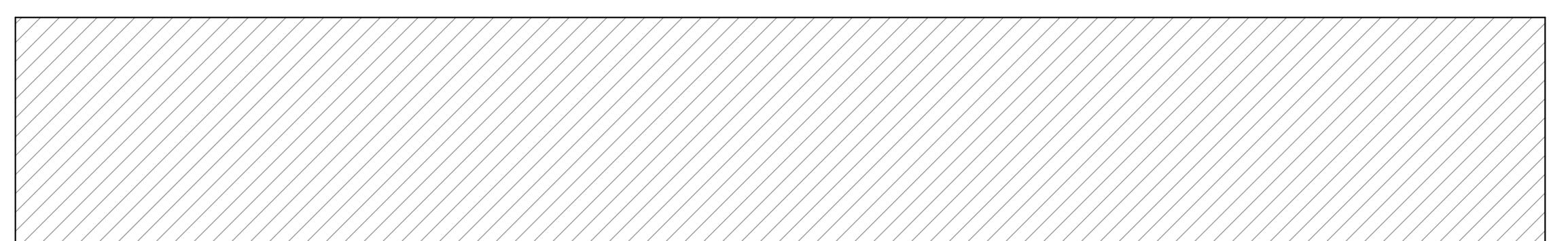
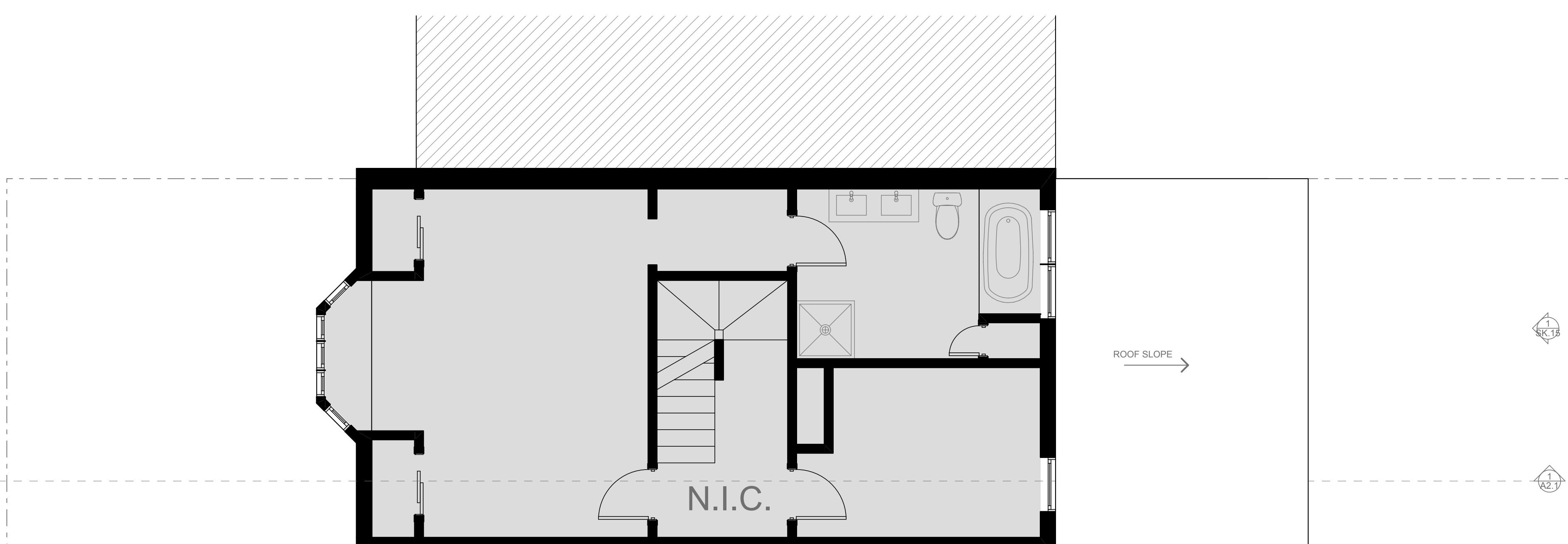
ISSUED
FOR PERMIT

REVISION

A1.2

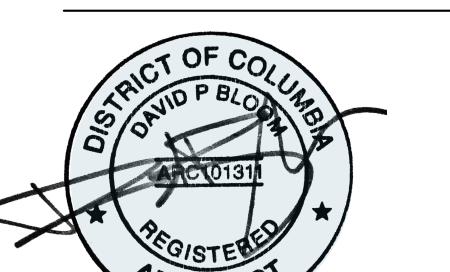
DATE

4/11/25

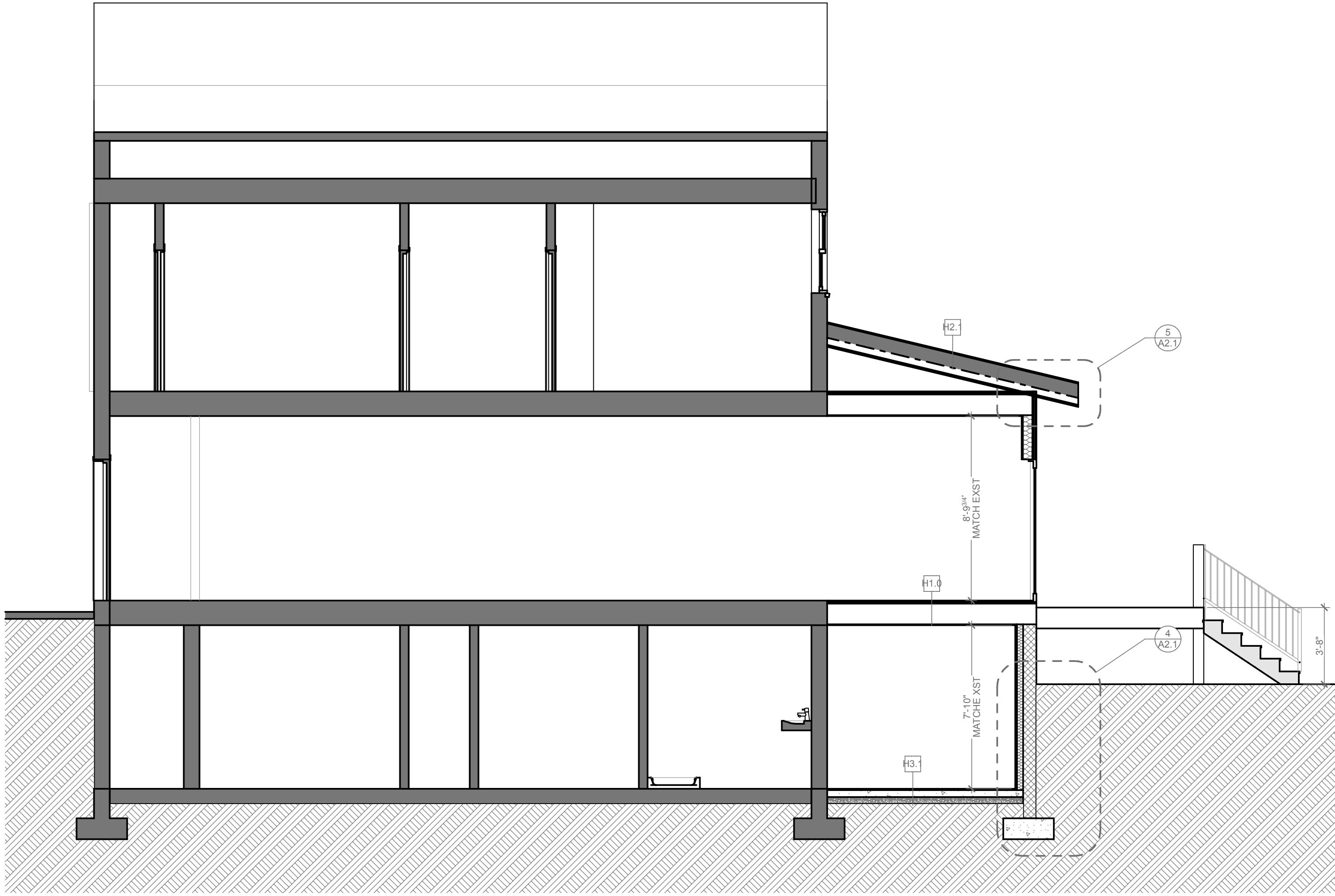


2ND FLOOR

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



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APPLICATION



LONG SECTION

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

1



REAR ELEVATION

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

3

DISTRICT
architecture studio

1766 Florida Ave NW Washington DC

4405 GREENWICH PKWY NW
WASHINGTON DC

CLIENT: SAAM JAHANBEEN

SECTION & ELEVATION

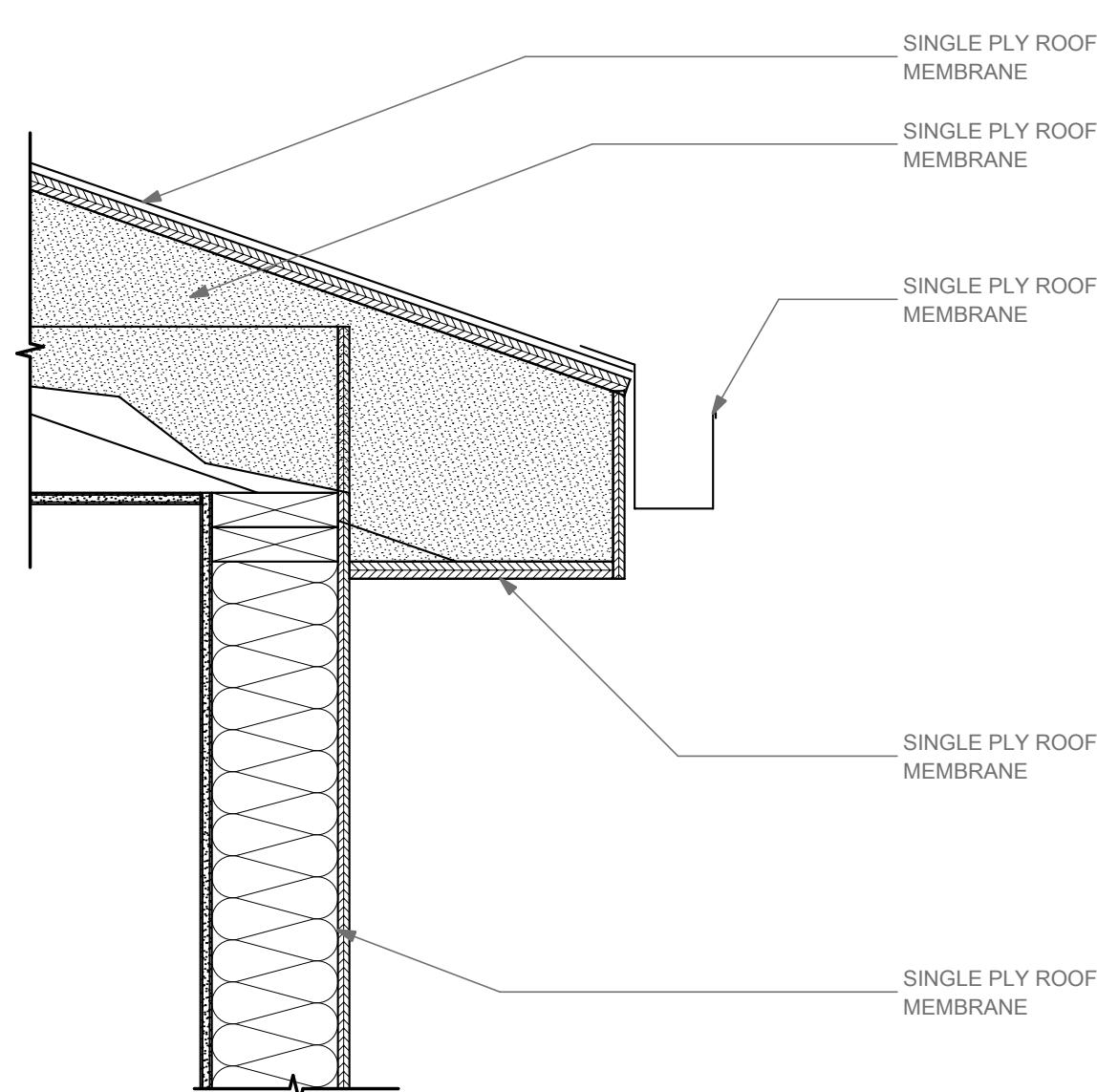
ISSUED
FOR PERMIT

REVISION

A2.1

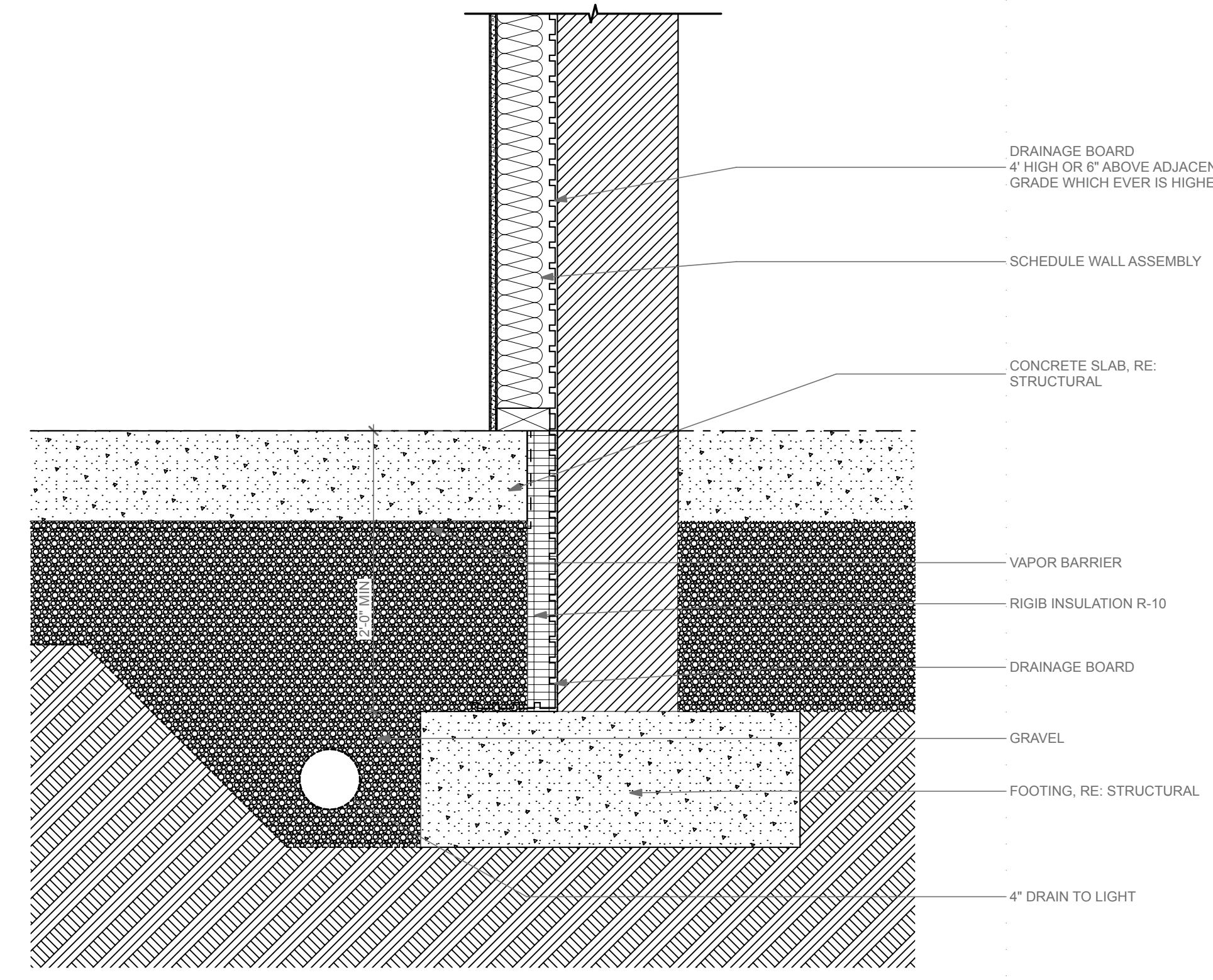
DATE

4/11/25



SOFFIT DETAIL

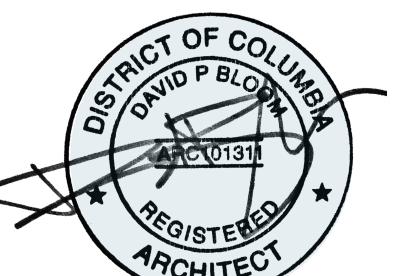
SCALE: 1 1/2" = 1'-0"



SLAB ON GRADE DETAIL

SCALE: 1 1/2" = 1'-0"

4



DAVID P. BLOOM
44051311
REGISTERED
ARCHITECT

IM AM RESPONSIBLE FOR DETERMINING THAT THE
ARCHITECTURAL DESIGN INCLUDED IN THIS
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AND REGULATIONS OF THE DISTRICT OF COLUMBIA.
I HAVE DIRECTLY
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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>