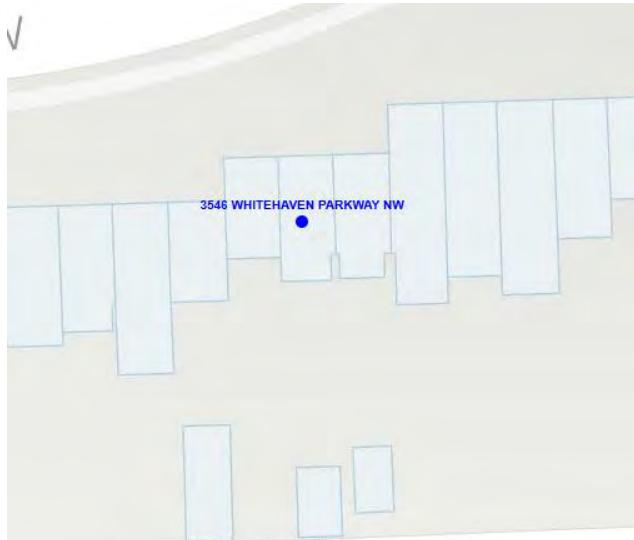


BZA Application No. 21326

3546 Whitehaven Parkway, NW
October 1, 2025



Applicant
Ehsan Jazini

Zoning Attorney
Sullivan and Barros
Martin Sullivan

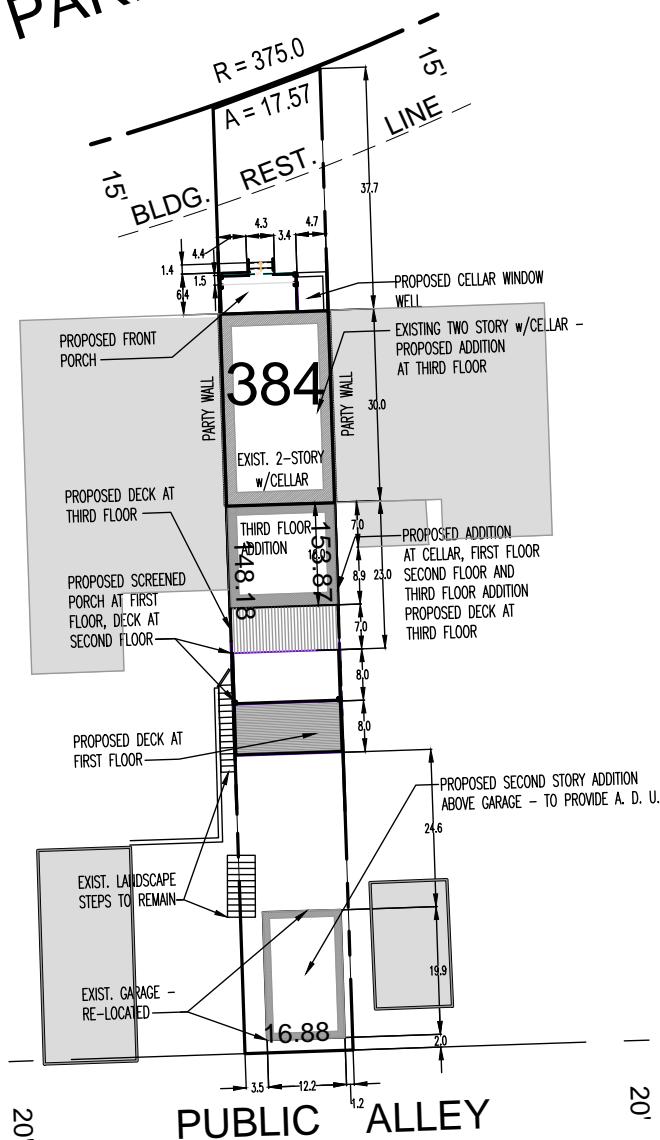
Project Architect
Board of Zoning Adjustment
District of Columbia
CASE NO. 21326
George Gordon
EXHIBIT NO. 44

Overview & Requested Relief

The Applicant is proposing an addition to the principal building and to construct a new, two-story accessory building, for which the following relief is requested:

- **Special exception relief pursuant to D-5201** for the 10-foot rule – The proposed addition will extend past the neighboring properties as detailed below:
 - Cellar/First/Second: Building addition extends 16 feet past adjoining furthest rear wall/6 feet of relief.
 - Third Floor: Top floor addition extends 9 feet past adjoining furthest rear wall.
 - 8 ft. screened porch and 8 ft. deck on main level are not included in the 10-foot rule.
- Accessory Building Use - The Applicant proposes to use the second story of the accessory building as an accessory apartment, which requires **special exception relief pursuant to U-253**.
- The Office of Planning recommends approval.
- Applicant has worked with the adjacent neighbor at 3544, resulting in revised plans and a construction management agreement.
- ANC 2E voted to 'not support' the application.

WHITEHAVEN PARKWAY, N.W.



36th
STREET, N.W.

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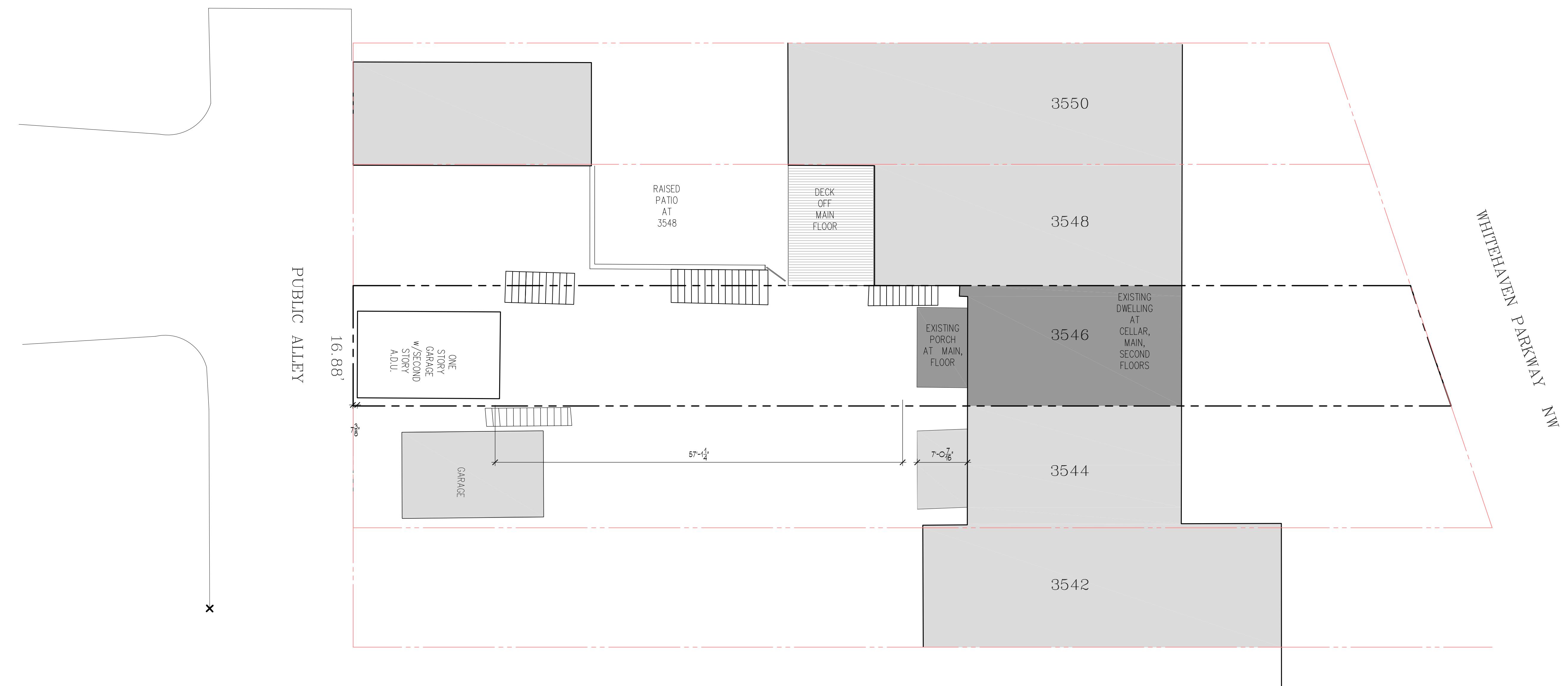
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Residential Addition & Remodeling

3546 Whitehaven Parkway NW
Washington, DC 20007



1
AO01 SITE PLAN - EXISTING/
SCALE: 1/8" = 1'-0"

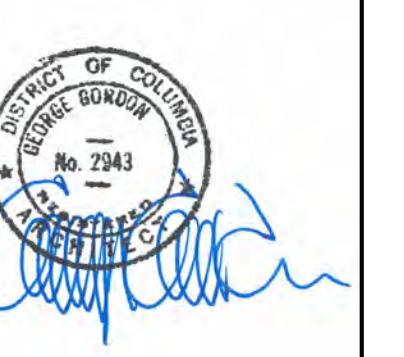
Site Plan Existing

SCALE: AS NOTED

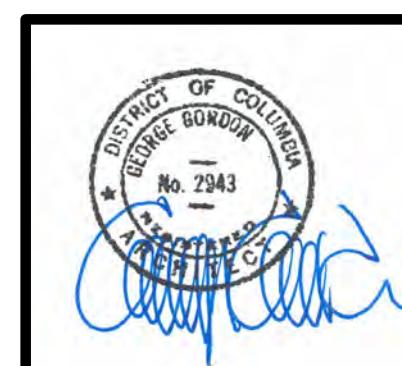
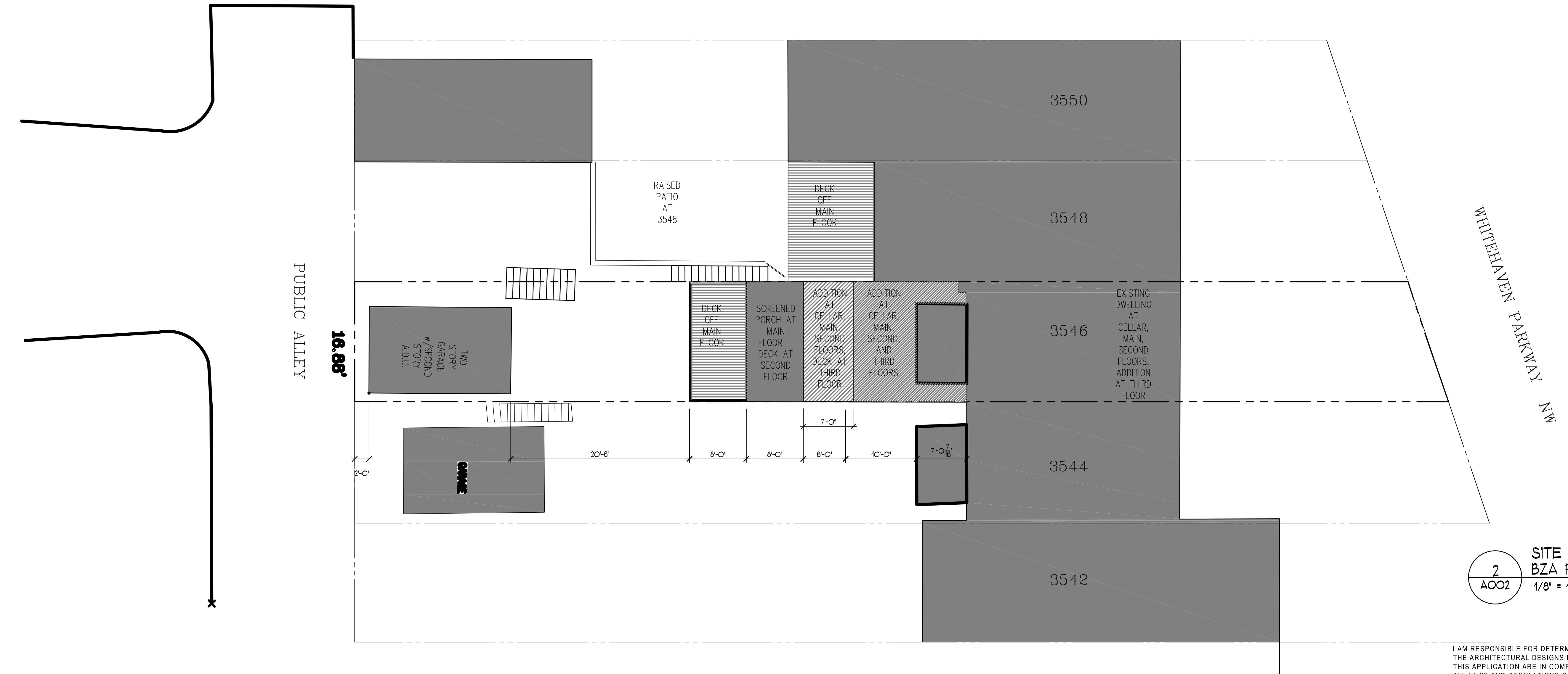
PROJECT NUMBER: 2508

DATE: 17 September 2025

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A001



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3546 Whitehaven Parkway NW
Washington, DC 20007

REVIEWS / REVISIONS		
NO.	DESCRIPTION	DATE
1	BZA Filing	11 Sept. 2025
2	BZA - Revised Shadow Studies	23 Sept. 2025
3	BZA - Revised Deck Layout	27 Sept. 2025

Floor Plans BZA Proposal

SCALE:	AS NOTED
PROJECT NUMBER:	2508
DATE:	27 September 2025

A001



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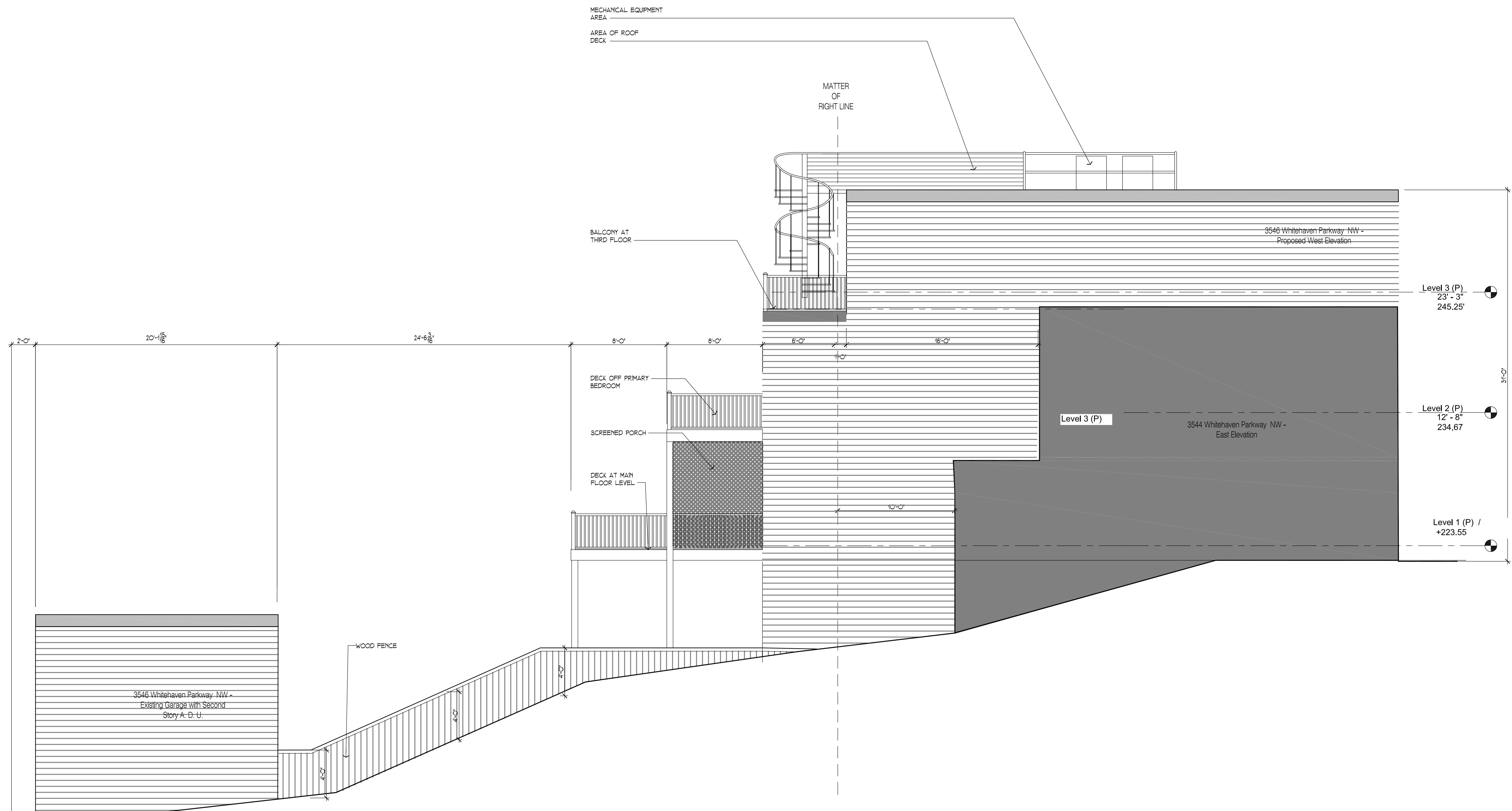
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Residential Addition & Remodeling

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1
A004
SITE SECTION
EAST ELEVATION
SCALE: 1/4" = 1'-0"

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A004

REVIWS / REVISIONS

NO.	DESCRIPTION	DATE
1	BZA Filing	11 Sept. 2025
2	BZA - Revised Shadow Studies	23 Sept. 2025
3	BZA - Revised Deck Layout	29 Sept. 2025

NO. DESCRIPTION DATE

1 BZA Filing 11 Sept. 2025

East Elevation Site Section

SCALE: AS NOTED

PROJECT NUMBER: 2508

DATE: 29 September 2025

1 BZA Filing 11 Sept. 2025

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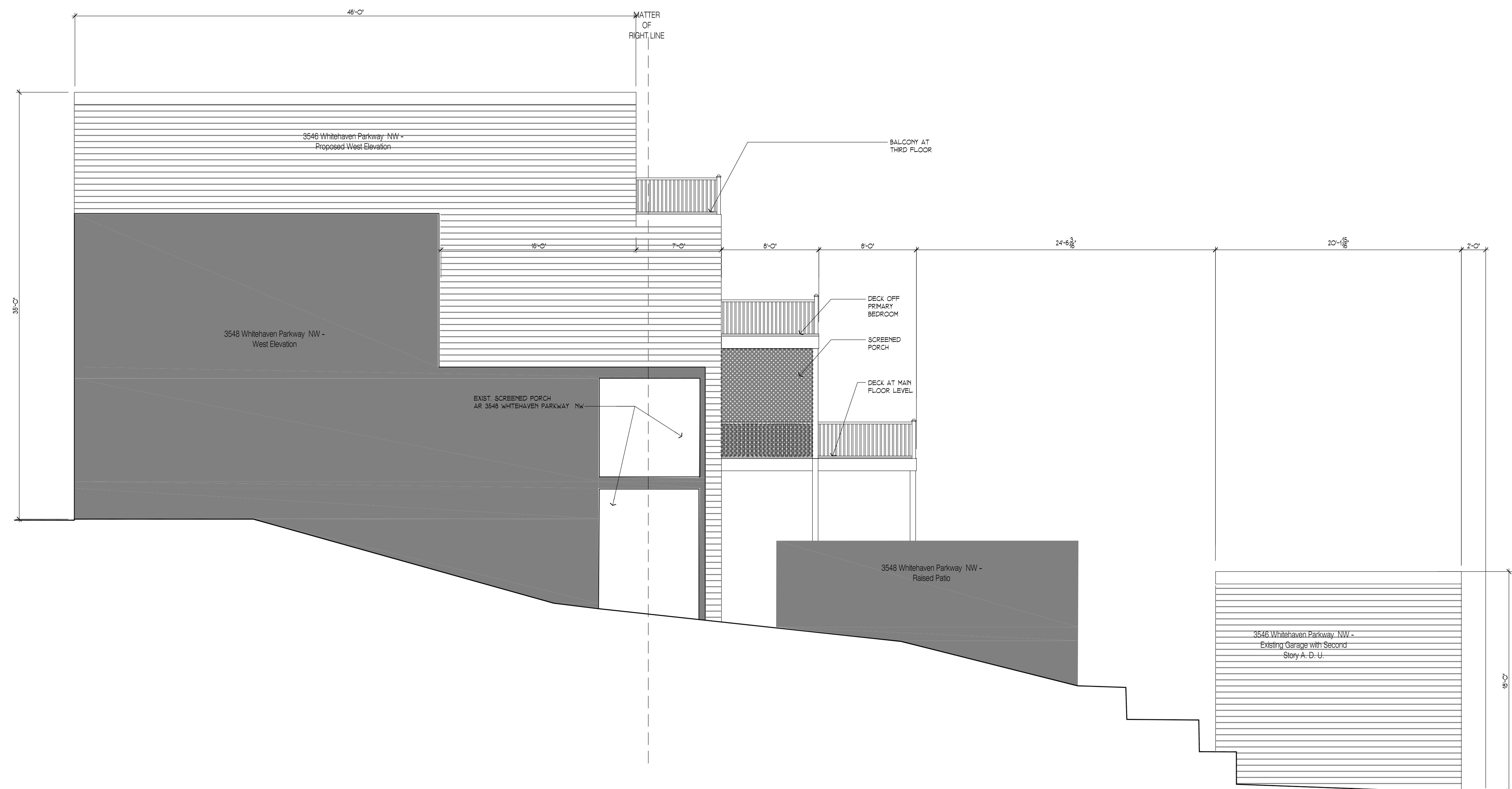
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1
A003
SITE SECTION
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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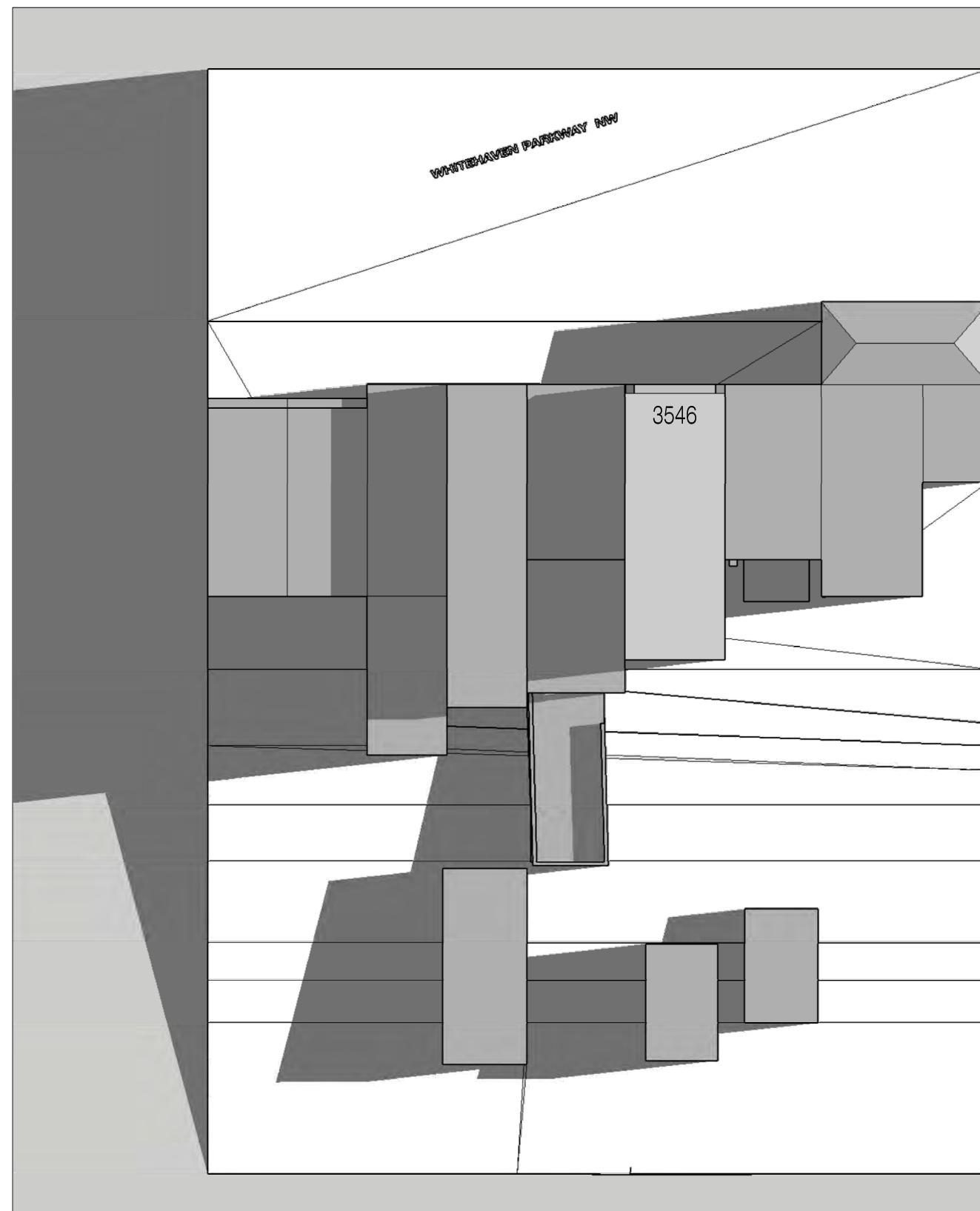
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SCALE: AS NOTED

PROJECT NUMBER: 2508

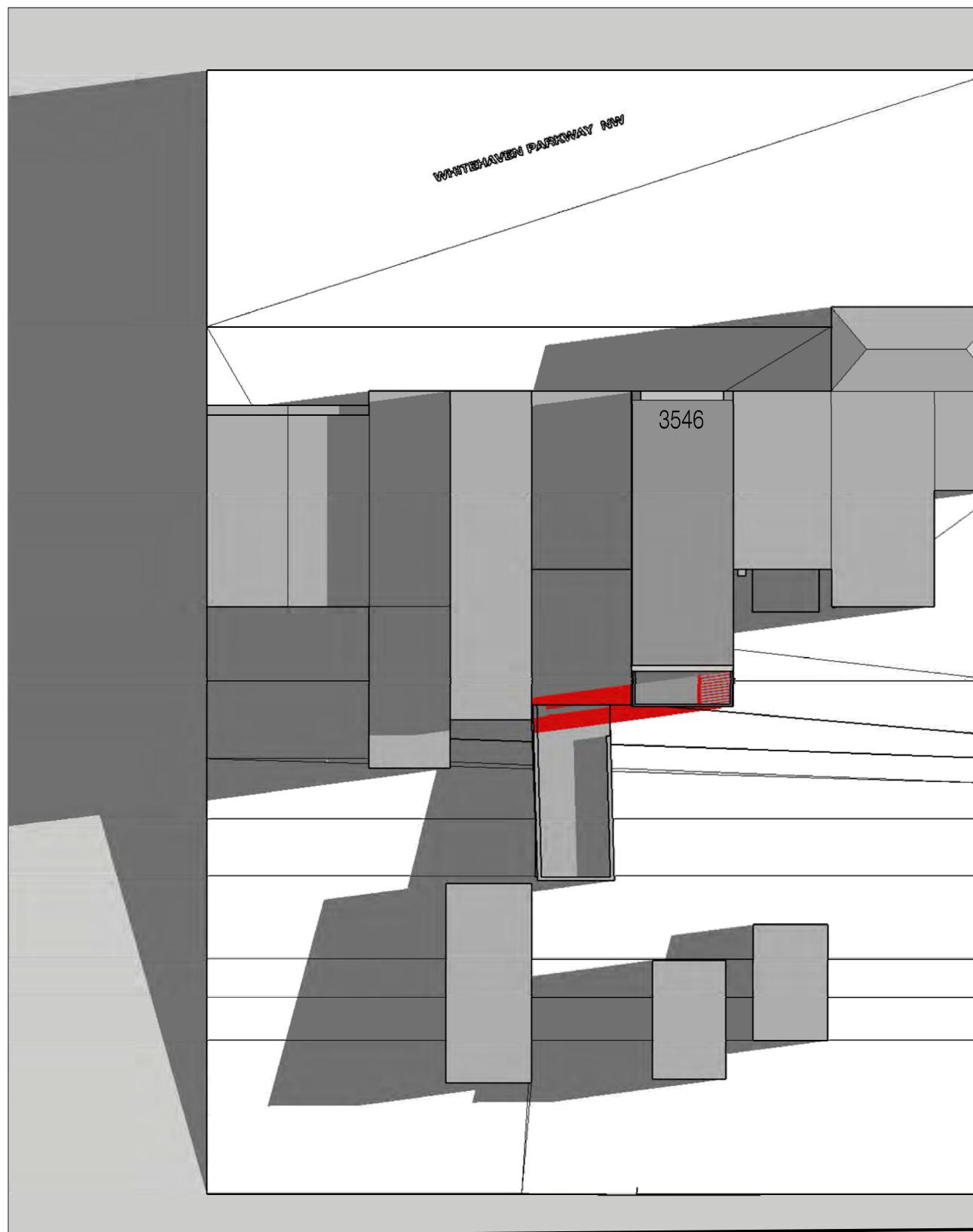
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Matter of Right

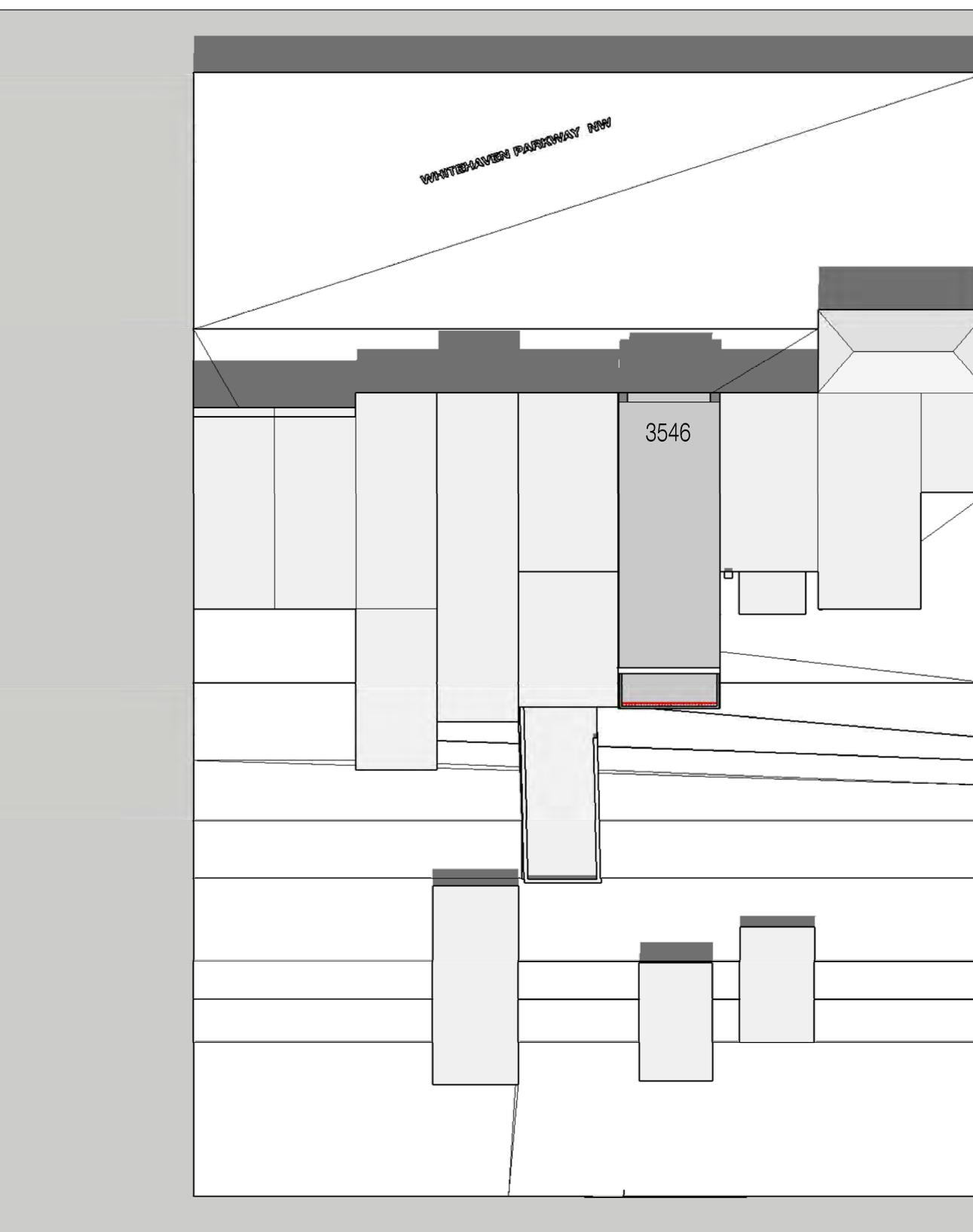
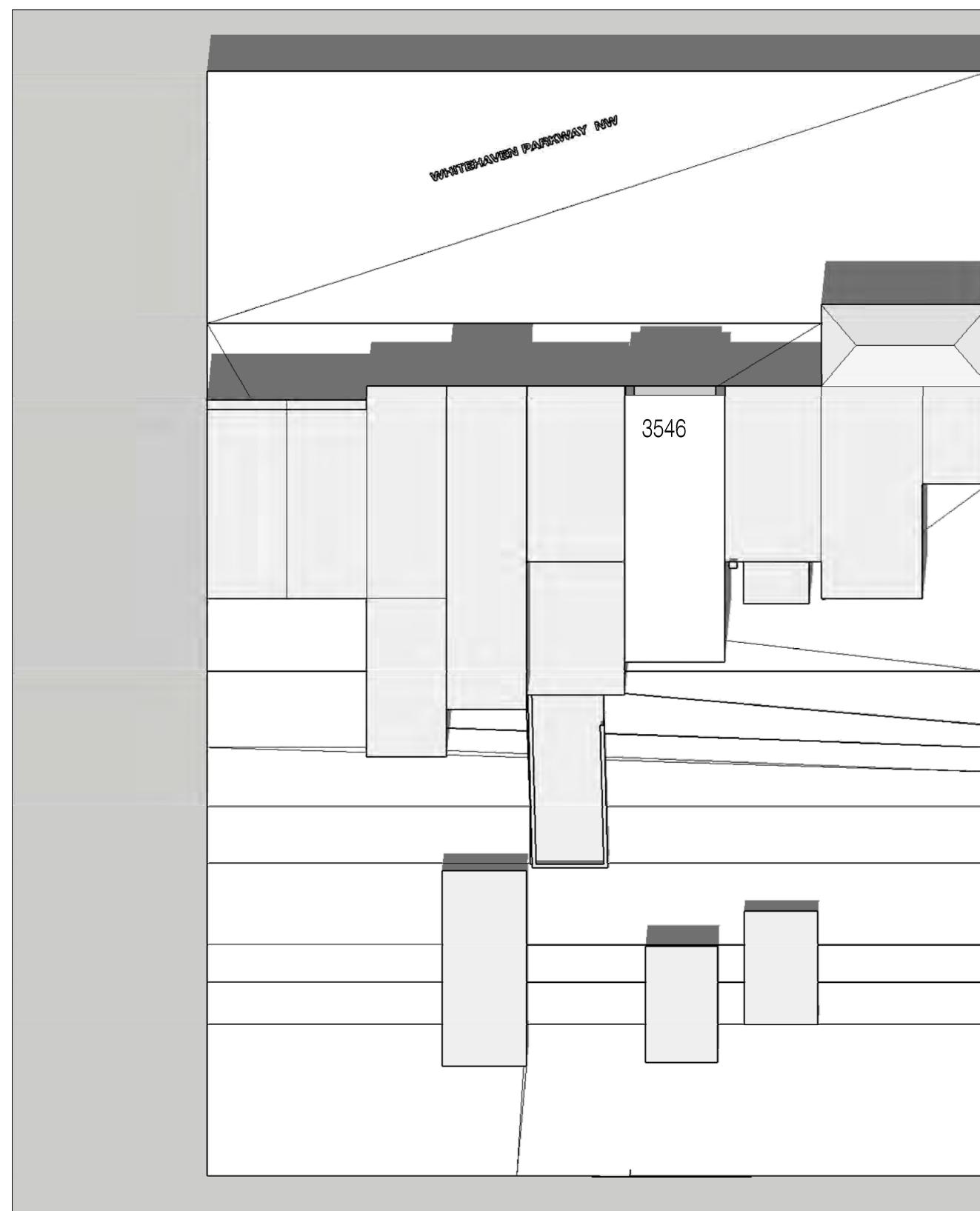


7:00

BZA Proposal



Noon

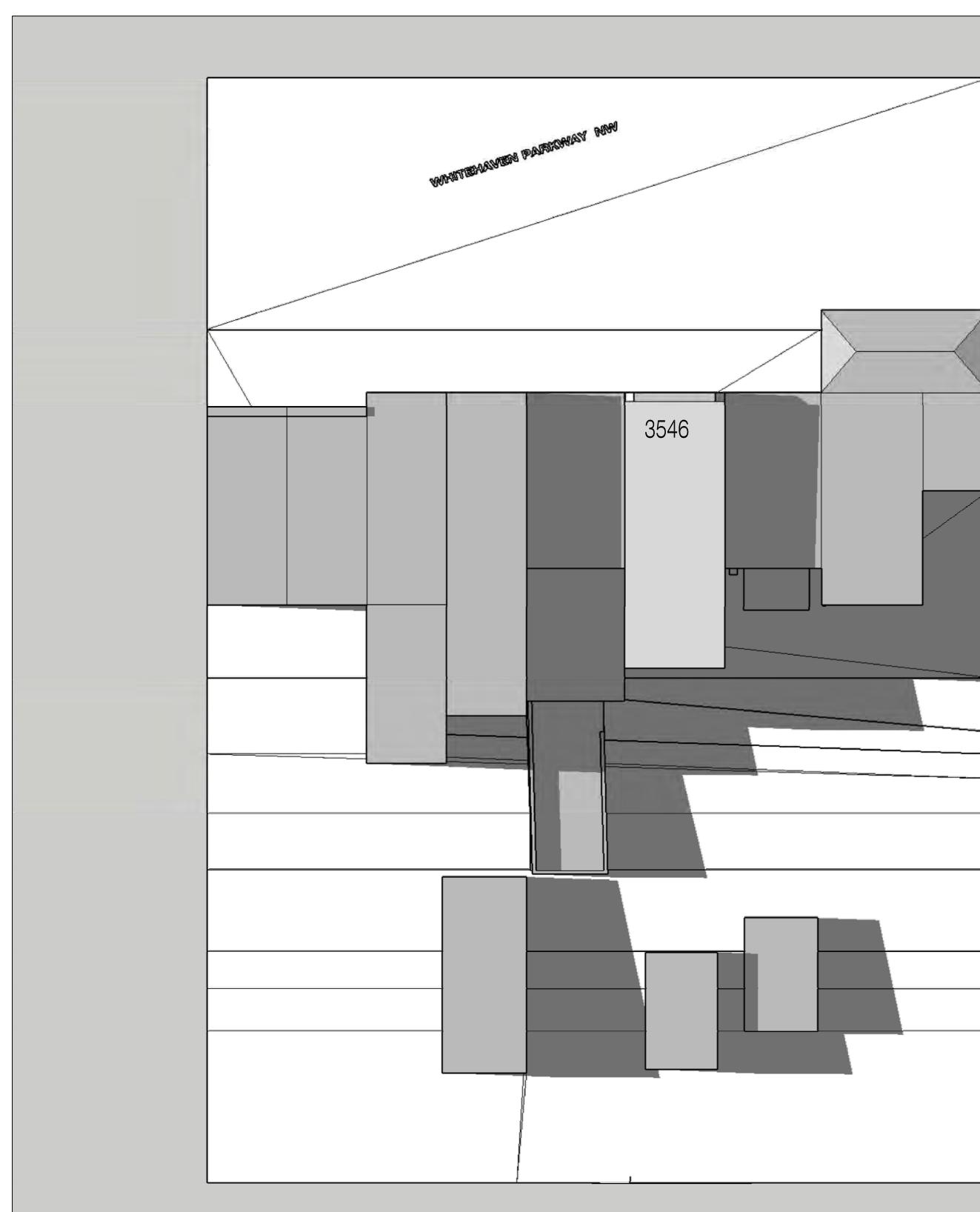


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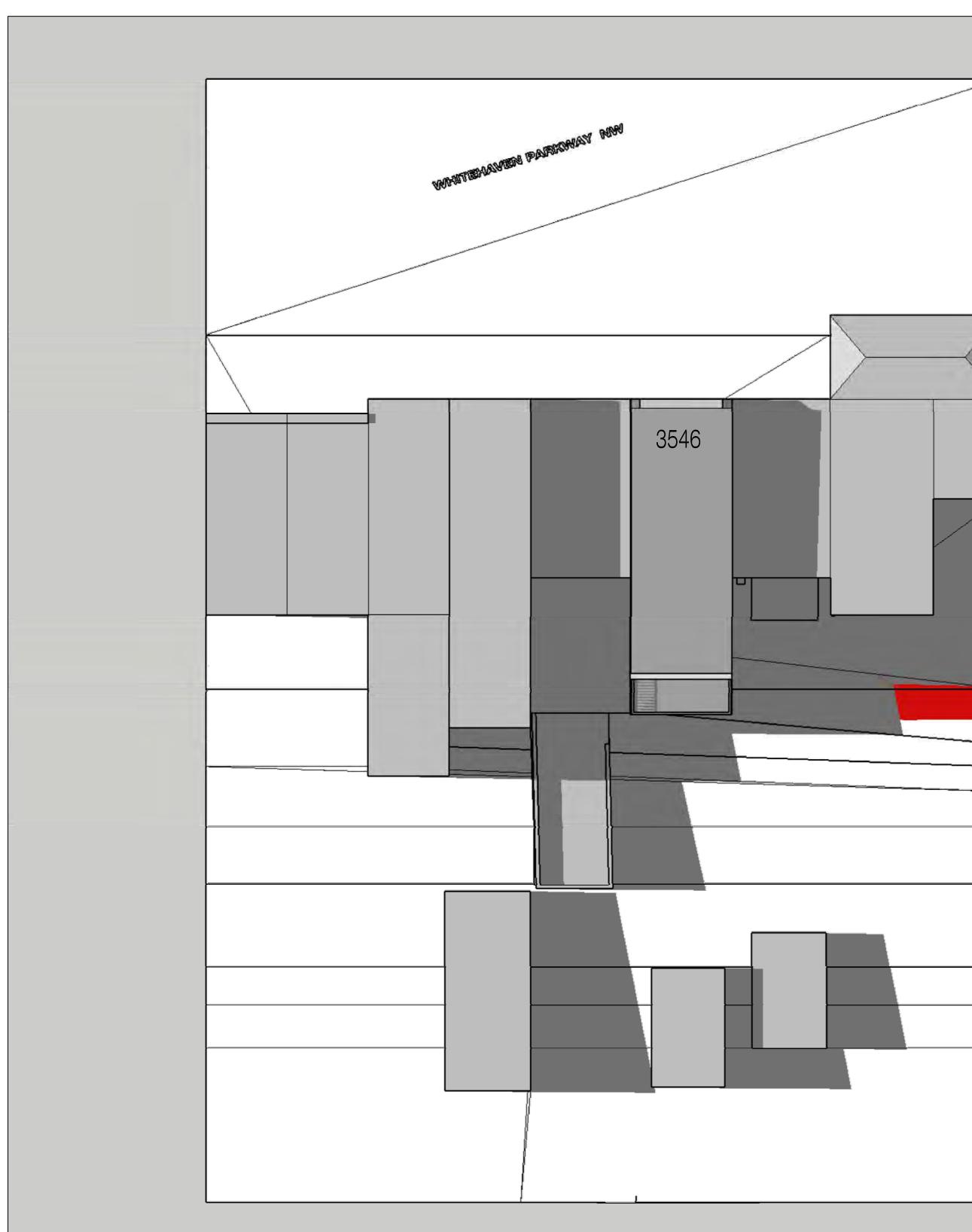
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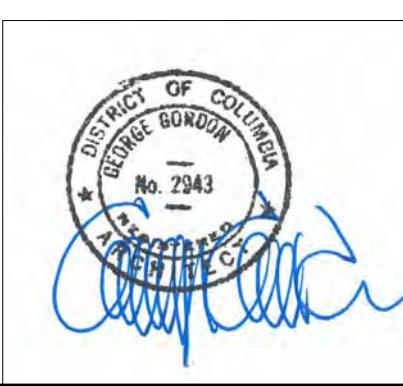
**Residential
Addition &
Remodeling**

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Washington, DC 20007

6:30 PM



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**Shadow
Studies**

SCALE: AS NOTED

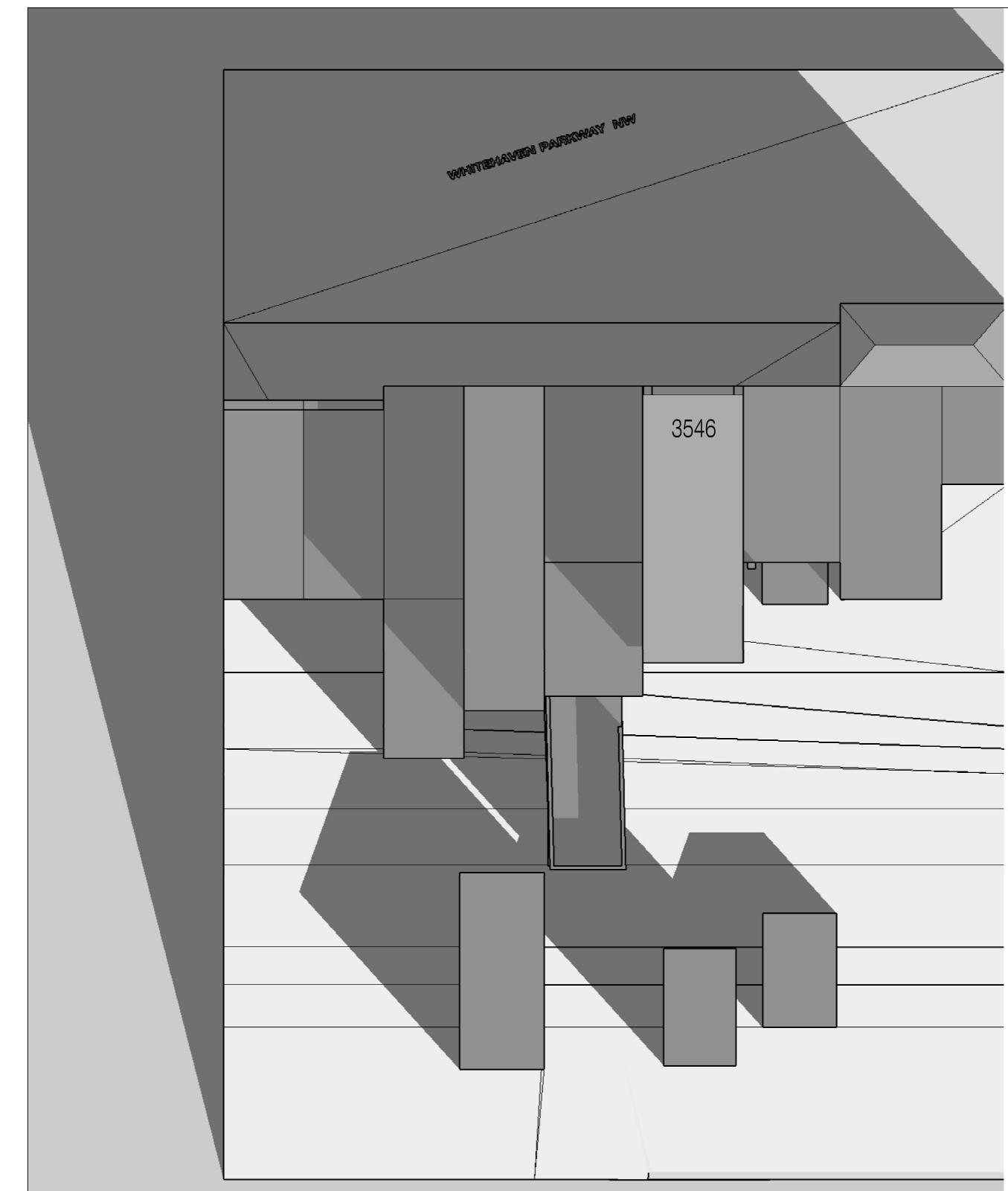
PROJECT NUMBER: 2508

DATE: 17 September 2025

A005

Board of Zoning Adjustment
District of Columbia
CASE NO. 21326
EXHIBIT NO. 29E

Matter of Right



8:30

BZA Proposal


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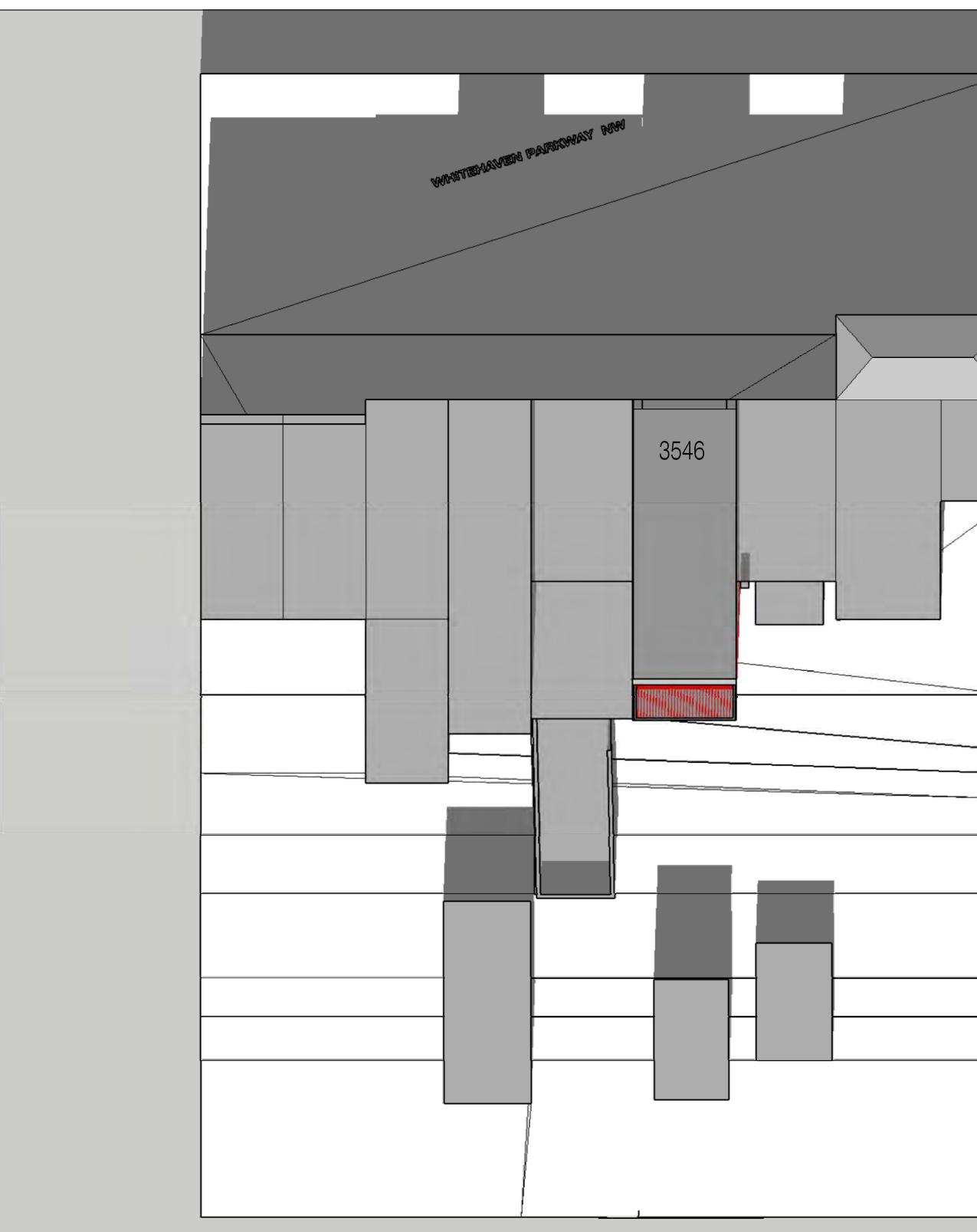
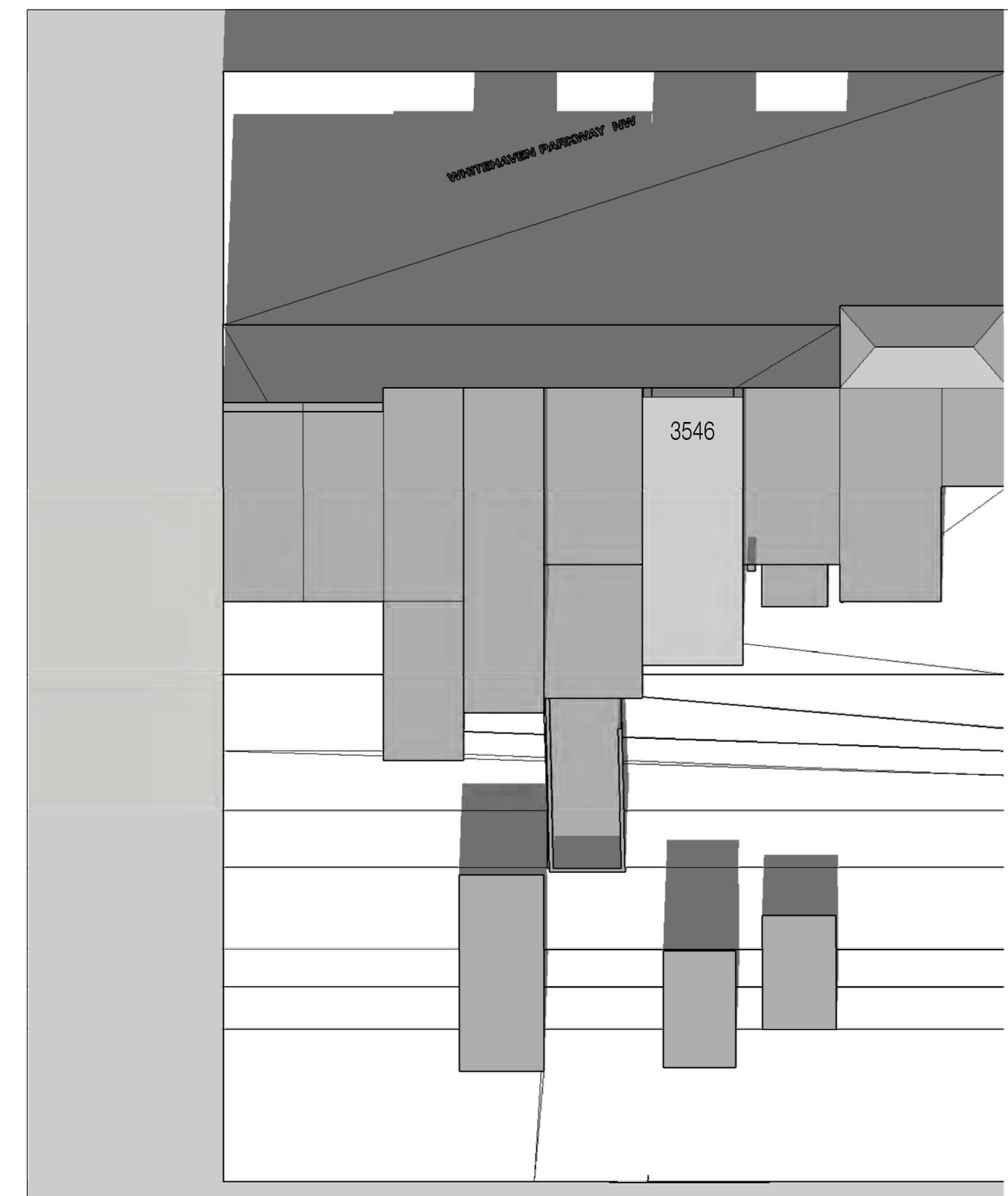
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Noon



REVIEWS / REVISIONS		
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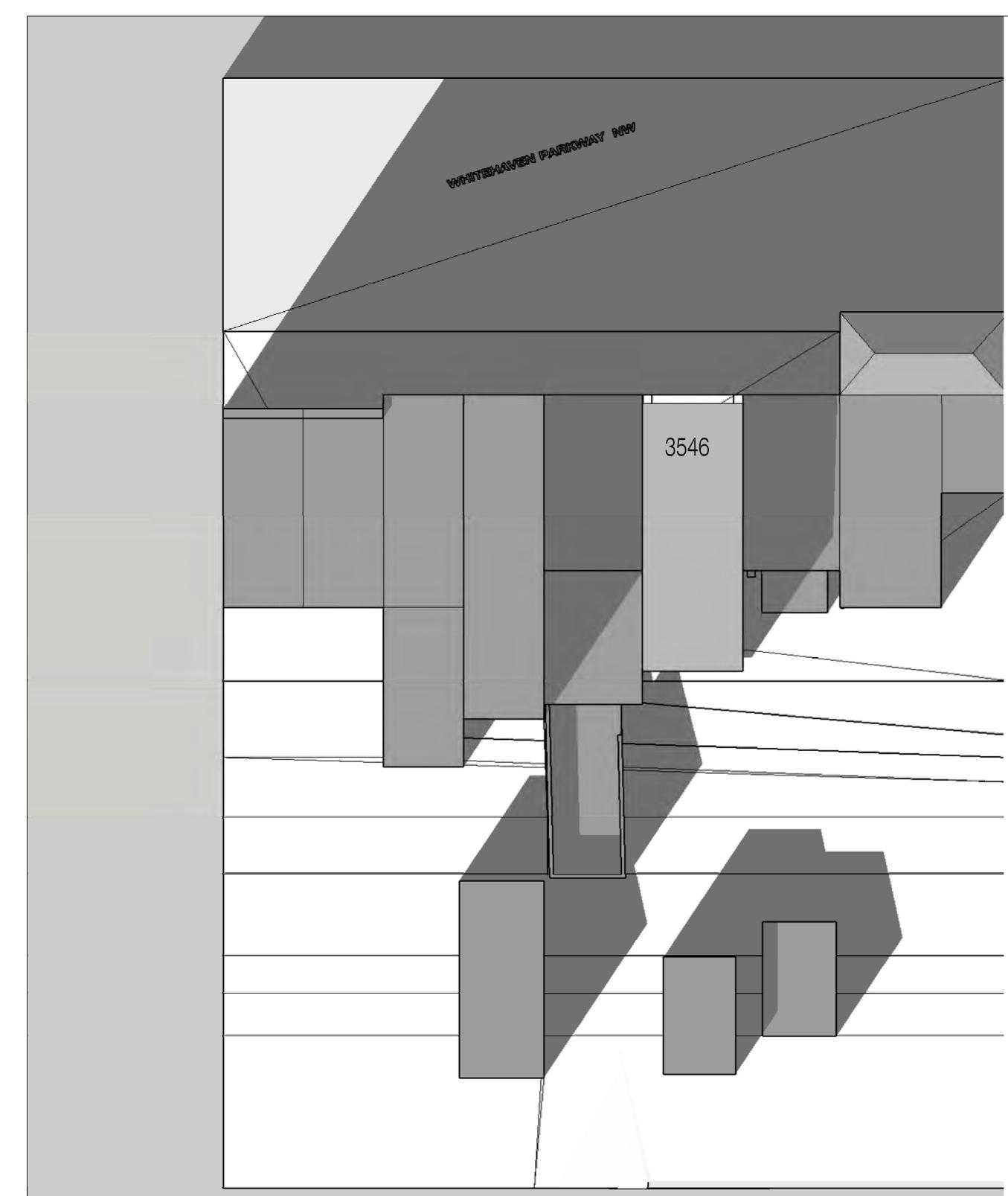
Shadow
Studies

SCALE: AS NOTED

PROJECT NUMBER: 2508

DATE: 17 September 2025

4:30 PM



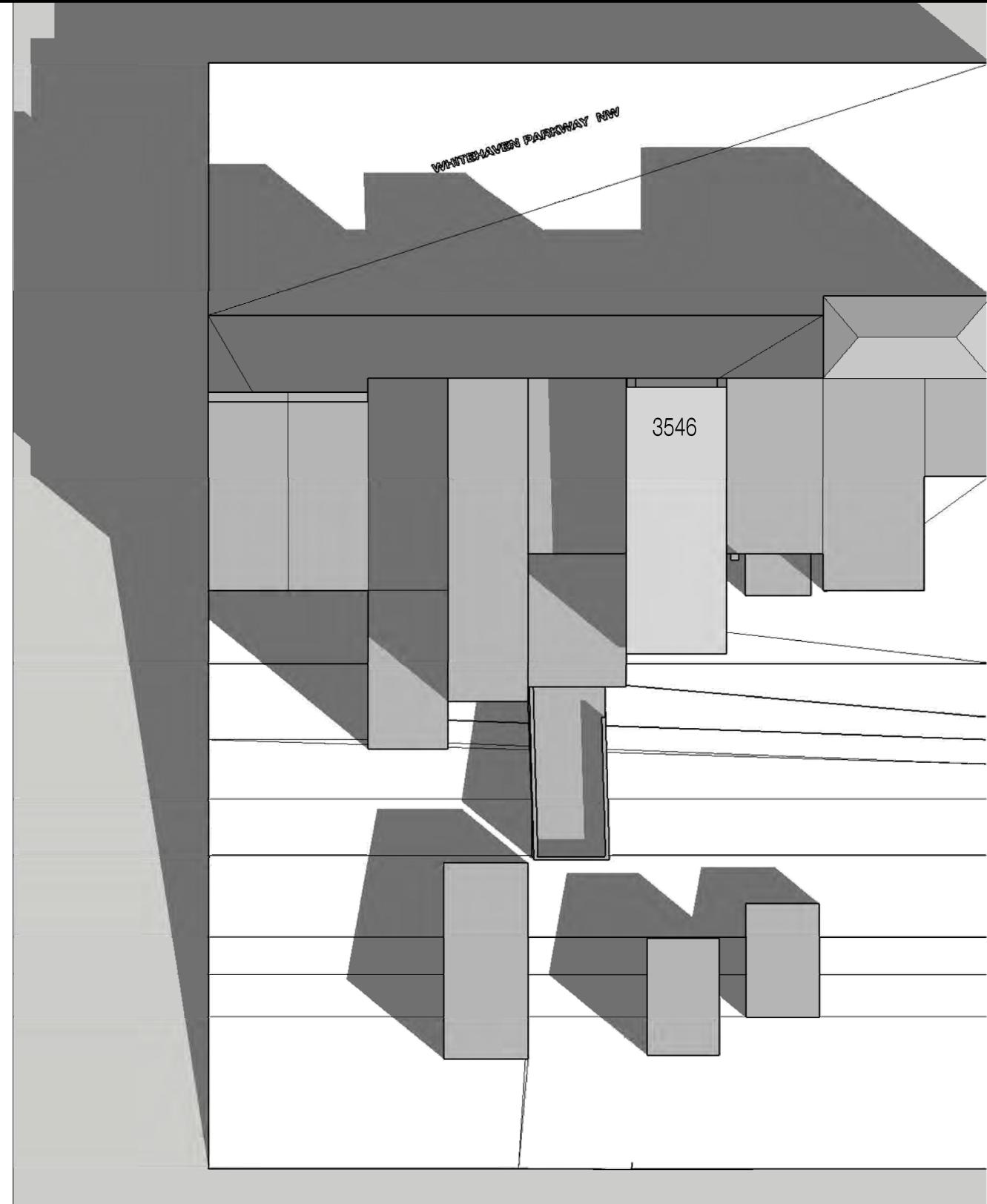
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A006

21 MARCH / 21 SEPTEMBER - EQUINOX

DCRA APPROVAL BLOCK

Matter of Right



7:30

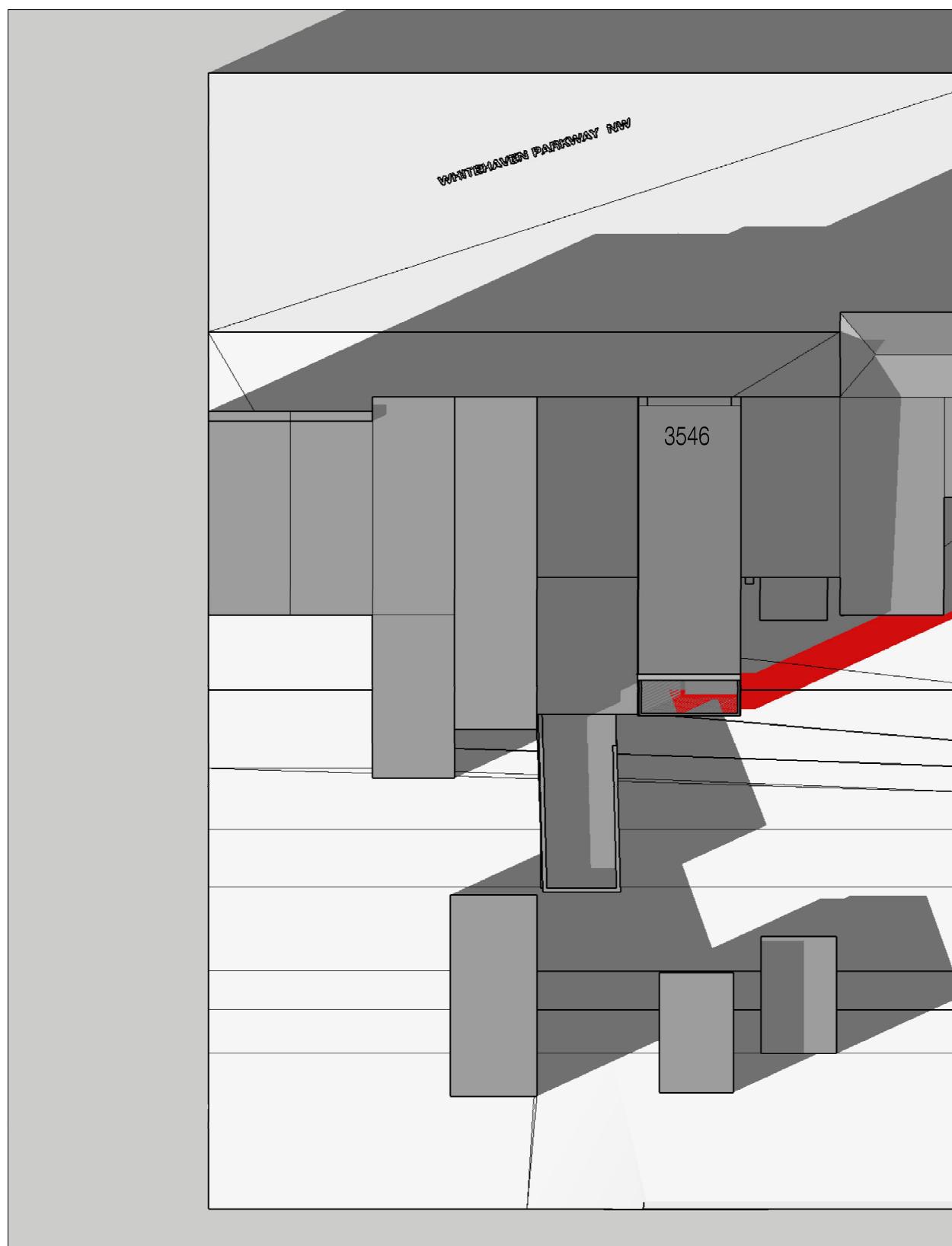
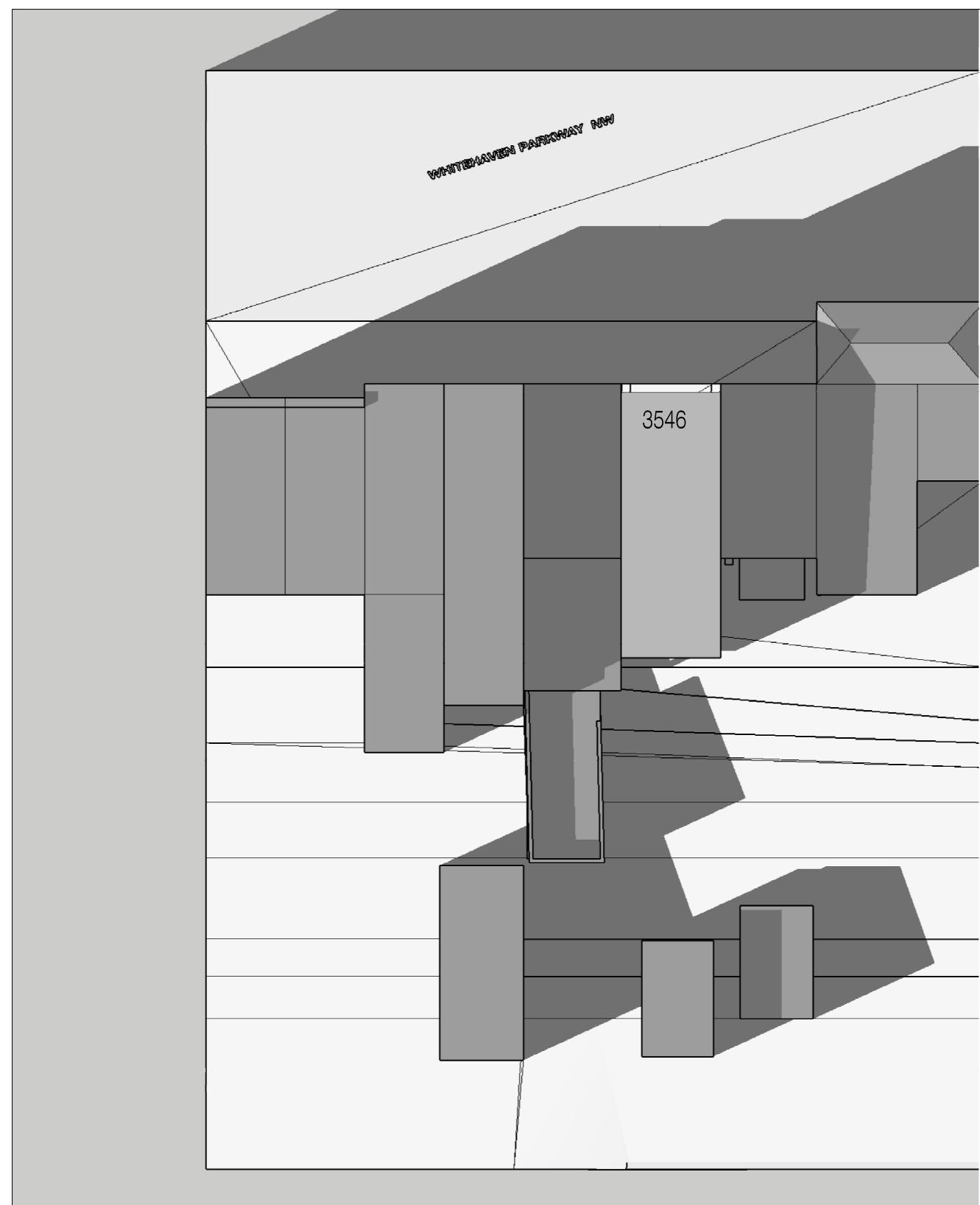
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Shadow
Studies

SCALE: AS NOTED

PROJECT NUMBER: 2508

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A007

4:30 PM

3548 Whitehaven Parkway, NW



Subject Property

3544 Whitehaven Parkway, NW





3550 Whitehaven Prkwy, NW

3548 Whitehaven Prkwy, NW

Subject Property
3546 Whitehaven Parkway, NW



3550 Whitehaven Prkwy, NW

3548 Whitehaven Prkwy, NW

Subject Property
3546 Whitehaven Parkway, NW

Criteria for Approval – General Special Exception Requirements

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/GT zone, including the rear yard and height requirements. Accordingly, the proposed Addition will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps.

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 provided shadow study shows that the difference between the matter of right and proposed lengths would have a minimal impact on the light and air to adjoining properties.</p>
<p>(b)The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;</p>	<p>There are no east or west facing windows. All decks are provided to take advantage of the exceptional views to the south and because of their location, do not facilitate views into adjoining properties. As shown in the photos, the adjacent property to the west has a large retaining wall that will maintain the privacy between the two properties.</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>There are similar third-story additions on this block of Whitehaven Parkway, including 3550 Whitehaven, only 2 doors to the west of the Property. The Addition is designed to blend with the character of the existing building and the houses as viewed from the street. The requested relief will also not substantially visually intrude upon the character, scale, and pattern of the houses as viewed from the alley. The Proposed Accessory Building meets the bulk and height requirements of this zone and is in character and scale with other accessory buildings on this alley.</p>

Requirements of Subtitle U § 253	Project
<p>U-253.4: In the R-19 or R-3/GT zone, an accessory apartment shall be permitted as a special exception in either a principal dwelling or an accessory building if approved by the Board of Zoning Adjustment, subject to the provisions of this section.</p> <p>U-253.5: Either the principal dwelling or accessory apartment unit shall be owner occupied for the duration of the accessory apartment use.</p>	<p>The principal dwelling unit or the accessory apartment will be owner-occupied for the duration of the accessory apartment use.</p>
<p>U- 253.6: The total number of persons that may occupy the accessory apartment shall not exceed three (3), except in the R-19 or R-3/GT zone where the aggregate number of persons that may occupy the house, including the principal dwelling and the accessory apartment combined, shall not exceed six (6).</p>	<p>The total number of persons that occupy the accessory apartment will not exceed six persons, including the principal dwelling and accessory apartment combined.</p>
<p>U-253.7</p>	<p>N/A, as this provision only applies to accessory apartments located in a principal building.</p>
<p>Matter of Right Provisions</p>	<p>The proposed accessory building and use comply with the matter of right provisions by providing permanent access, no roof deck, and the accessory apartment is only located on the 2nd story.</p>