


MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Michael Jurkovic, AICP, Development Review Specialist
 Joel Lawson, Associate Director, Development Review

DATE: September 26, 2025

SUBJECT: BZA Case 21350: Request for special exception relief to allow an accessory apartment at 3132 O Street, NW.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following special exception pursuant to Subtitle U § 253.4 and Subtitle X § 901:

- U § 253.4, Accessory Apartment (Accessory Apartment allowed by Spec. Ex. in this zone; Accessory Apartment proposed)

II. LOCATION AND SITE DESCRIPTION

Address:	3132 O Street, NW
Applicants:	Sullivan & Barros, LLP on behalf of Didier Martin
Legal Description:	Square 1243; Lot 71
Ward / ANC:	Ward 2/ ANC 2E
Zone:	R-3/GT, low density residential
Historic Districts:	Georgetown
Lot Characteristics:	Rectangular Interior Lot measuring 32 ft. x 120 ft.
Existing Development:	Residential Row Dwelling
Adjacent Properties:	Residential Row Dwellings and an Institutional Use (Religious) to the rear.
Surrounding Neighborhood Character:	Moderate Density Residential Neighborhood with a commercial corridor to the west.
Proposed Development:	Accessory apartment within the basement of a row dwelling.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-3/GT Zone	Regulation	Existing	Proposed	Relief
Accessory Apartment U § 253	Permitted via Spec. Ex	None	1 internal	Relief Requested

R-3/GT Zone	Regulation	Existing	Proposed	Relief
Lot Area D § 202	1,600 sq. ft. min.	3,840 sq. ft.	No change	None Requested
Height D § 203	40 ft. 3 stories max.	Less than 40 ft. / 3 stories plus basement	No Change	None Requested
Lot Occupancy D § 210	60 % max	46%.	No Change	None Requested
Parking C § 701	1 space per principal dwelling	1 space	No change	None Requested

IV. OP ANALYSIS

Subtitle U § 253 ACCESSORY APARTMENT

253.4 *In the R-1B/GT 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.*

253.5 *Either the principal dwelling or accessory apartment unit shall be owner-occupied for the duration of the accessory apartment use.*

The applicant attests that the principal dwelling will be occupied by the owner.

253.6 *The total number of persons that may occupy the accessory apartment shall not exceed three (3), except in the R-1B/GT 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).*

The applicant attests that there will be no more than six occupants across the principal and accessory units.

253.6 *An accessory apartment located in the principal dwelling shall be subject to the following conditions:*

(a) *The house shall have a minimum of gross floor area, exclusive of garage space in the following zones:*

Table U § 253.7(a): MINIMUM GROSS FLOOR AREA:

Zones	Minimum GFA
R-1	2,000 sq. ft.
R-2, R-3	1,200 sq. ft.

Per the applicant the house has a gross floor area of 4,335 sq. feet not including the area dedicated to the garage.

(b) *The accessory apartment unit may not occupy more than thirty-five percent (35%) of the gross floor area of the house;*

With an approximate size of 430 sq. ft. the accessory apartment would be less than

10% of the house.

- (c) *Except as provided in Subtitle U § 253.7(d), if an additional entrance is created to a house it shall not be located on a wall of the house that faces a street; and*

The proposed unit would utilize the existing basement level entry which provides access from the driveway off the alley and does not face a street.

- (d) *An additional entrance to a house in any of the R-3 zones may be located on a wall of the house that faces a street provided it is below the main level of the house and if in a historic district, a determination is made by the appropriate body that the additional door is compatible with the character of the historic district.*

Not Applicable.

Subtitle X § 901 SPECIAL EXCEPTION REVIEW STANDARDS

901.2 *The Board of Zoning Adjustment is authorized under § 8 of the Zoning Act, D.C. Official Code § 6-641.07(g)(2), to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:*

- (a) *Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;*

The proposed accessory apartment would be well within the size and location provisions for accessory units permitted via special exception in the R-3/GT. The special exception review process in this zone is intended to allow for an assessment of whether the proposed accessory apartment adequately addresses the standards set in the criteria above. Therefore, the requested relief would be in harmony with the purpose and intent of the Zoning Regulations and Maps.

- (b) *Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and*

The proposal is mostly limited to internal reconfiguration of a space already used as a bedroom and would not change the ultimate number of occupants of the structure allowed. The plans do not indicate new windows or doors facing adjacent properties. Therefore, the relief should not adversely affect the use of neighboring properties.

- (c) *Subject in specific cases to the special conditions specified in this title.*

The application would meet the conditions of Subtitle U § 253.

V. OTHER DISTRICT AGENCIES

DDOT has informed OP that they have no objection to the relief requested and will not be filing a report to the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

ANC 2E has submitted a report in support at [Exhibit 21](#).

VII. COMMUNITY COMMENTS

There are three letters of support in the record, including one from an adjacent neighbor at 3134 O Street, NW.

Location Map:

