

# BZA Application No. 21350

**3132 O Street, NW**  
**October 15, 2025**



**Applicant**  
Didier Martin

**Zoning Attorney**  
*Sullivan and Barros*  
Alexandra Wilson

Board of Zoning Adjustment  
District of Columbia

**Project Architect**  
Rich Markus

CASE NO. 21350  
EXHIBIT NO. 25

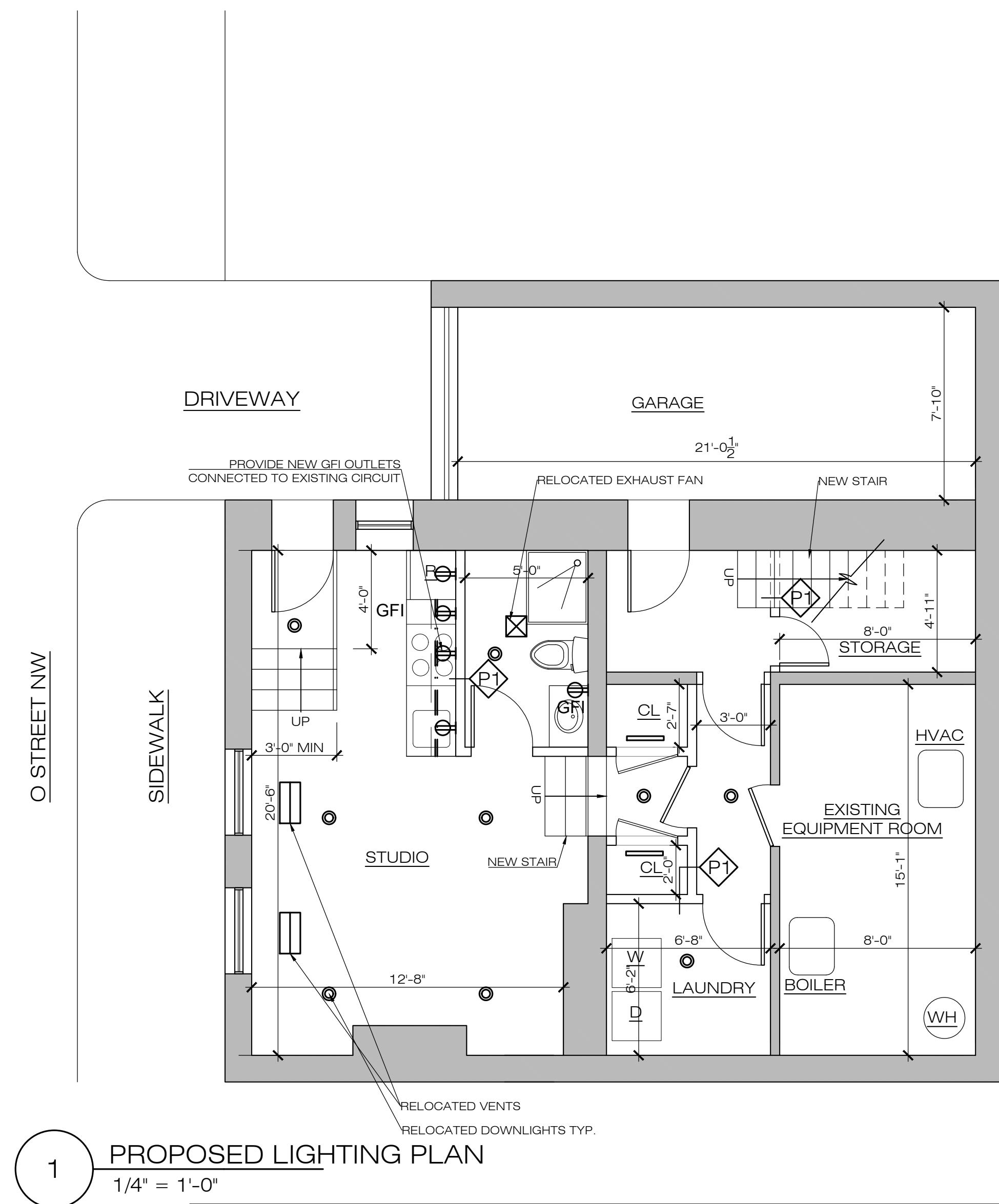
## Overview

- The Property, located in the R-3/GT zone is improved with a row dwelling with three floors, plus a basement.
- The Applicant proposes to convert part of the basement into a self-contained studio accessory apartment. The project will reconfigure an existing bedroom and laundry area, adding a full kitchen and bathroom. The new unit will meet light, ventilation, and egress requirements and use the existing dedicated exterior entrance. All work will remain within the current building envelope.
- Accordingly, the Applicant is requesting special exception relief pursuant to U-253 in order to have an Accessory Apartment in an R-3/GT Zone.
- The Office of Planning recommends approval.
- ANC 2E voted unanimously in support.
- There are 3 letters of support from neighbors, including the adjacent neighbor to the west.

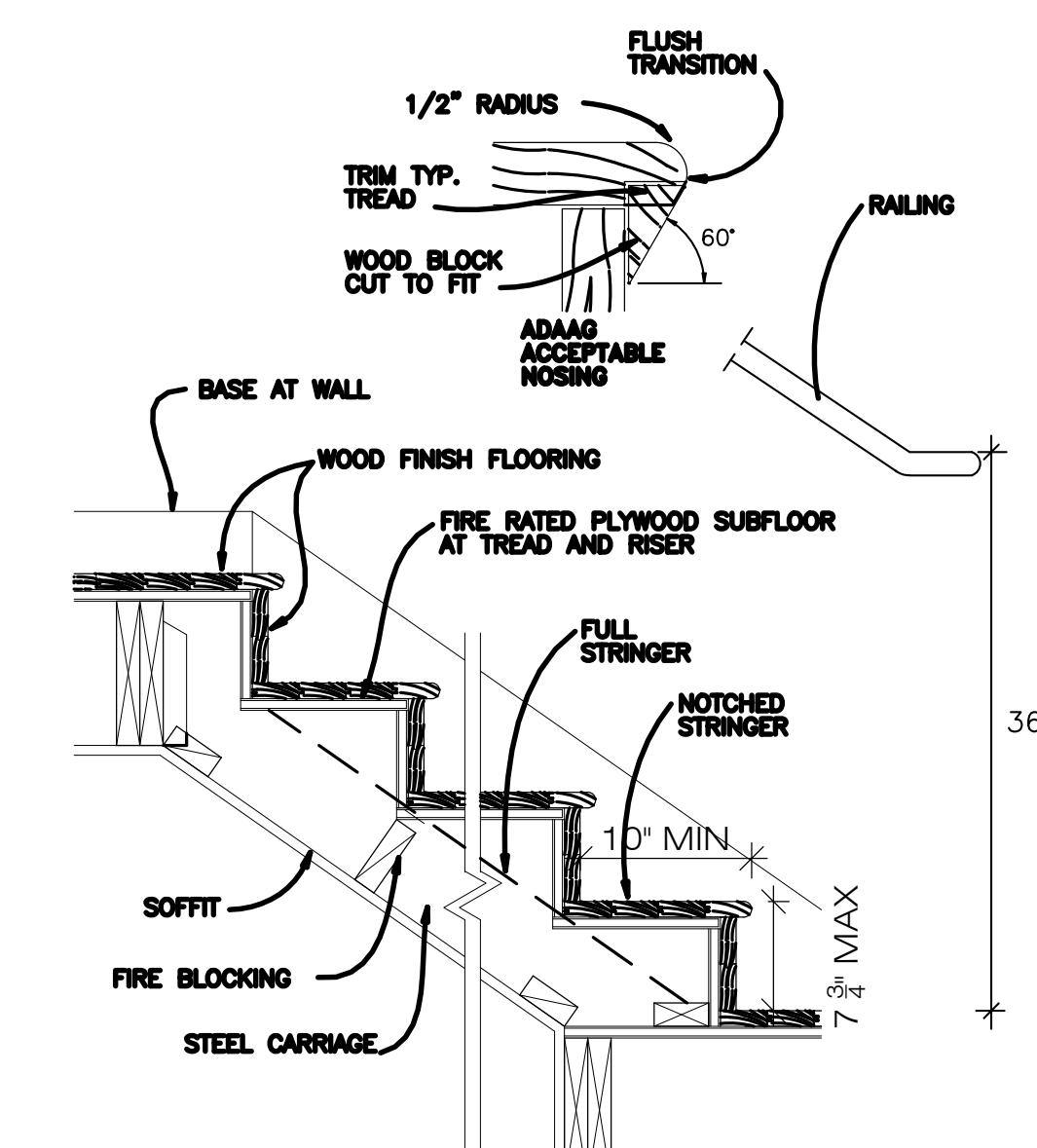


**Subj. Property**  
3132 O St., NW





LIGHTING SCHEDULE			
○	LED DOWNLIGHTS	—	FLUORESCENT
○ MR	LED DOWNLIGHTS / MOISTURE RESISTANT	—	CABINET LIGHTING
⊕	ELECTRIC OUTLET	—	



2 STAIR DETAIL  
NTS

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PROPOSED  
LIGHTING PLAN  
&  
STAIR DETAIL

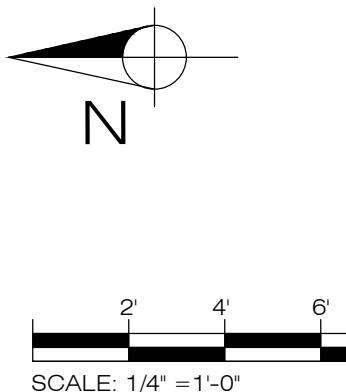
REVISIONS



DEMOLITION  
NEW  
EXISTING TO REMAIN  
NOT IN CONTRACT (N.I.C.)

AS SHOWN  
SCALE

03-18-25  
ISSUE



A200  
DRAWING NUMBER

## Criteria for Approval- General SE Requirements

**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 proposal retains the existing building footprint and only involves interior alterations to create a basement-level studio apartment as an accessory unit.

## Specific Special Exception Requirements of U-253

<p><b>U-253.5: Either the principal dwelling or accessory apartment unit shall be owner occupied for the duration of the accessory apartment use.</b></p>	<p>The principal dwelling unit shall be owner-occupied for the duration of the Accessory Apartment use.</p>
<p><b>U- 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).</b></p>	<p>The total number of persons that may occupy the Accessory Apartment shall not exceed six persons, including the PDU and Accessory Apartment combined.</p>
<p><b>U-253.7: An accessory apartment located in the principal dwelling shall be subject to the following conditions:</b> (a) The house shall have a minimum of [1,200 sq. ft. of] gross floor area, exclusive of accessory apartment;</p>	<p>The house meets this minimum, exclusive of the space dedicated towards the accessory apartment.</p>
<p><b>(b) The accessory apartment unit may not occupy more than thirty-five percent (35%) of the gross floor area of the house;</b></p>	<p>The Accessory Apartment is 430 sq. ft. in GFA, less than 10% of the total GFA of the house, meeting this requirement.</p>
<p><b>(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</b></p>	<p>The north façade is the only street facing façade. The existing entrance is located facing west, towards the interior of the Property, not north to O Street.</p>
<p><b>(d) An additional entrance to a house in an R-3 zone 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 by the appropriate body that the additional door is compatible with the character of the historic district.</b></p>	<p>NA</p>