

# 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



GENERAL NOTES

1. PROVIDE NEW THRESHOLD/TRANSITION STRIP WHERE NEW FLOOR MEETS EXISTING FLOOR. VERIFY FIELD CONDITION. TRANSITION STRIP TO MEET ADA REQUIREMENTS.

2. PROVIDE SCHLUTER STRIP TO ALLOW SMOOTH TRANSITION BETWEEN TWO FLOOR MATERIALS. VERIFY STRIP TYPE WITH ARCHITECT

DOOR SCHEDULE

NO.	LOCATION	DOOR					JAMB		REMARKS
		WIDTH	HEIGHT	THK	MAT'L	FINISH	MAT'L	FINISH	
D-01	EXISTING ENTRANCE	2'-6"	7'-0"	1 3/4"	MT	PTD.	H.M	PTD.	LOCK SET TO BE COORDINATED WITH THE OWNER.
D-02	BATHROOMS/LAUNDRY SWING	VARIES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	PRIVACY LOCK
D-03	CLOSET- SWING	VARIES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	DUMMY TRIM
D-04	STUDIO- SWING	VARIES	7'-0"	1 3/4"	WD	PTD.	WD	PTD.	PRIVACY LOCK

2'-6"

VIF

7'-0"

D1

EXISTING ENTRANCE  
DOOR 1 HR RATED

VARIES

7'-0"

3'-4"

D2

BATHROOM/LAUNDRY  
WOOD DOOR

VARIES

7'-0"

3'-4"

D3

CLOSET  
WOOD DOOR

VARIES

7'-0"

3'-4"

D4

45 MIN RATED  
WOOD DOOR

NOTE:

ALL HARDWARE TO BE ADA APPROVED LEVER TYPE, DOOR PULLS TO BE SCHLAGE ADA. ALL HARDWARE AND HINGES TO HAVE BRUSHED NICKEL, UNLESS OTHERWISE NOTED. CONTRACTOR TO VERIFY ALL PAINT COLOR AND FINISHES WITH ARCHITECT BEFORE PLACING ORDER. LOCKSETS TO BE COORDINATED WITH TENANT.

3

DOOR SCHEDULE

NTS

1 HR RATED FLOOR SYSTEM ON 3/4" T&G PLYWOOD  
SUBFLOOR ON 1 1/2" TJI SERIES 360'S @ 16" O.C.  
WITH TYPE 'C' GYP BD. TYPICAL FOR ALL FLOORS

MINERAL WOOL  
SOUND INSULATION

1 HR RATED CEILING FLOOR  
UL DESIGN #L519

C1

HEAD

4 1/2"

FINISH CEILING  
CONT. SEALANT, TYP  
AT EA. SIDE, TOP  
AND BOTTOM

1/2" GYP BD ON  
BOTH SIDES

2 X 4'S @ 16" O.C.

BASE

BASE, REF. FINISH  
SCHEDULE

FINISH FLOOR, REF.  
FINISH SCHEDULE

P1

TYP. INTERIOR  
PARTITION

5/8" GYP BD TYPE 'C'  
ON BOTH SIDES

2 X 4'S @ 16" O.C., U.O.N.

MINERAL WOOL INSULATION

WOOD BASE AND  
HARDWOOD FLOOR

1 HR RATED WALL  
UL DESIGN # U305

P2

TYP. INTERIOR  
PARTITION

4

NEW PARTITION DETAILS

NTS

1

EXISTING BASEMENT

1/4" = 1'-0"

2

PROPOSED BASEMENT

1/4" = 1'-0"

DEMOLITION

NEW

EXISTING TO REMAIN

NOT IN CONTRACT (N.I.C.)

N

2'4'6'8'

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

RICH MARKUS ARCHITECTS

2601 P STREET NW, 2ND FLR

WASHINGTON DC 20007

202.333.2733 V 202.333.2779 FAX

3132 O St NW,

Washington, DC 20007

BASEMENT LEVEL

& DOOR SCHEDULE

REVISIONS

DISTRICT OF COLUMBIA

RICHARD J. MARKUS

5399

LICENSED ARCHITECT

AS SHOWN

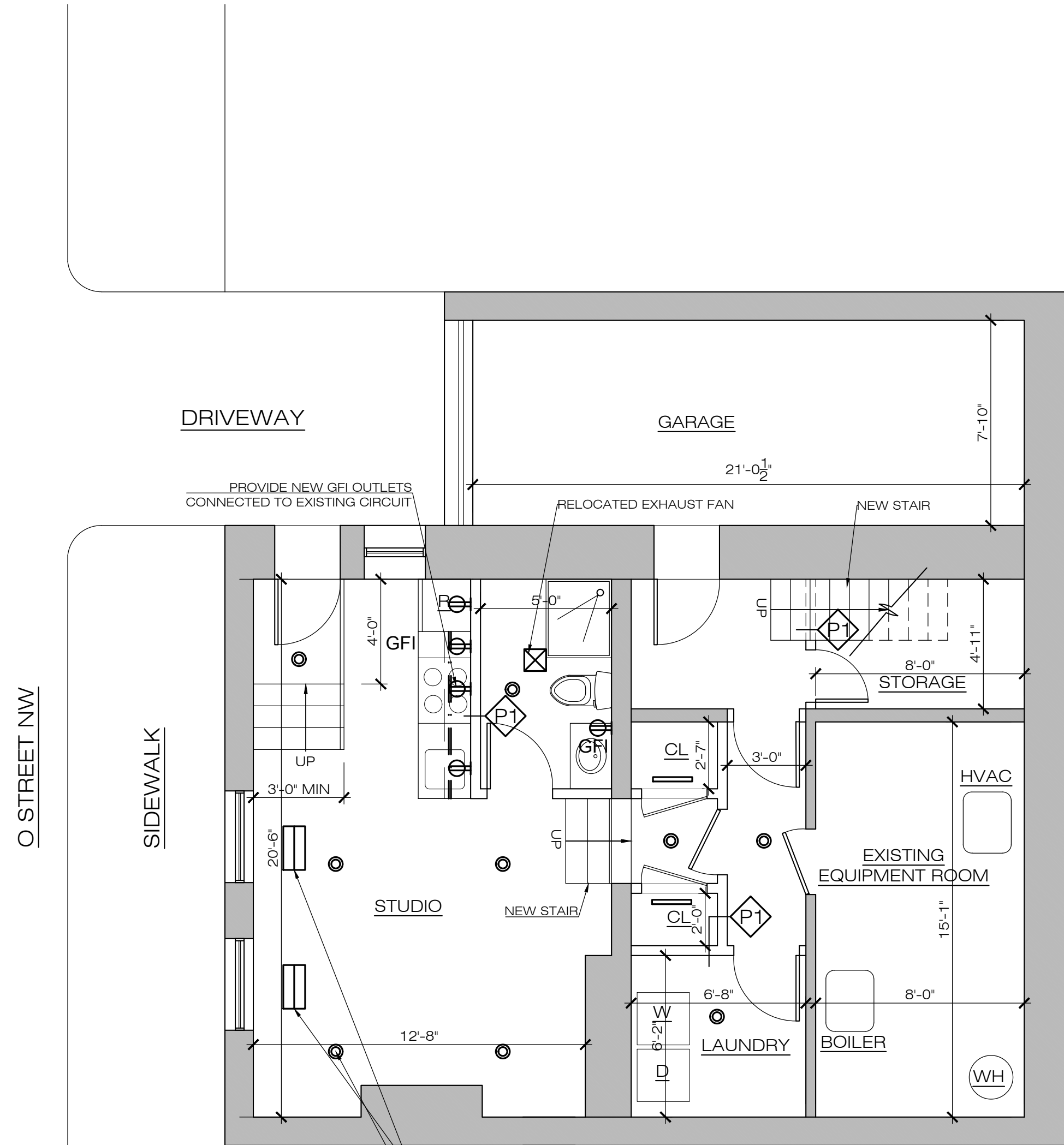
SCALE

03-18-25

ISSUE

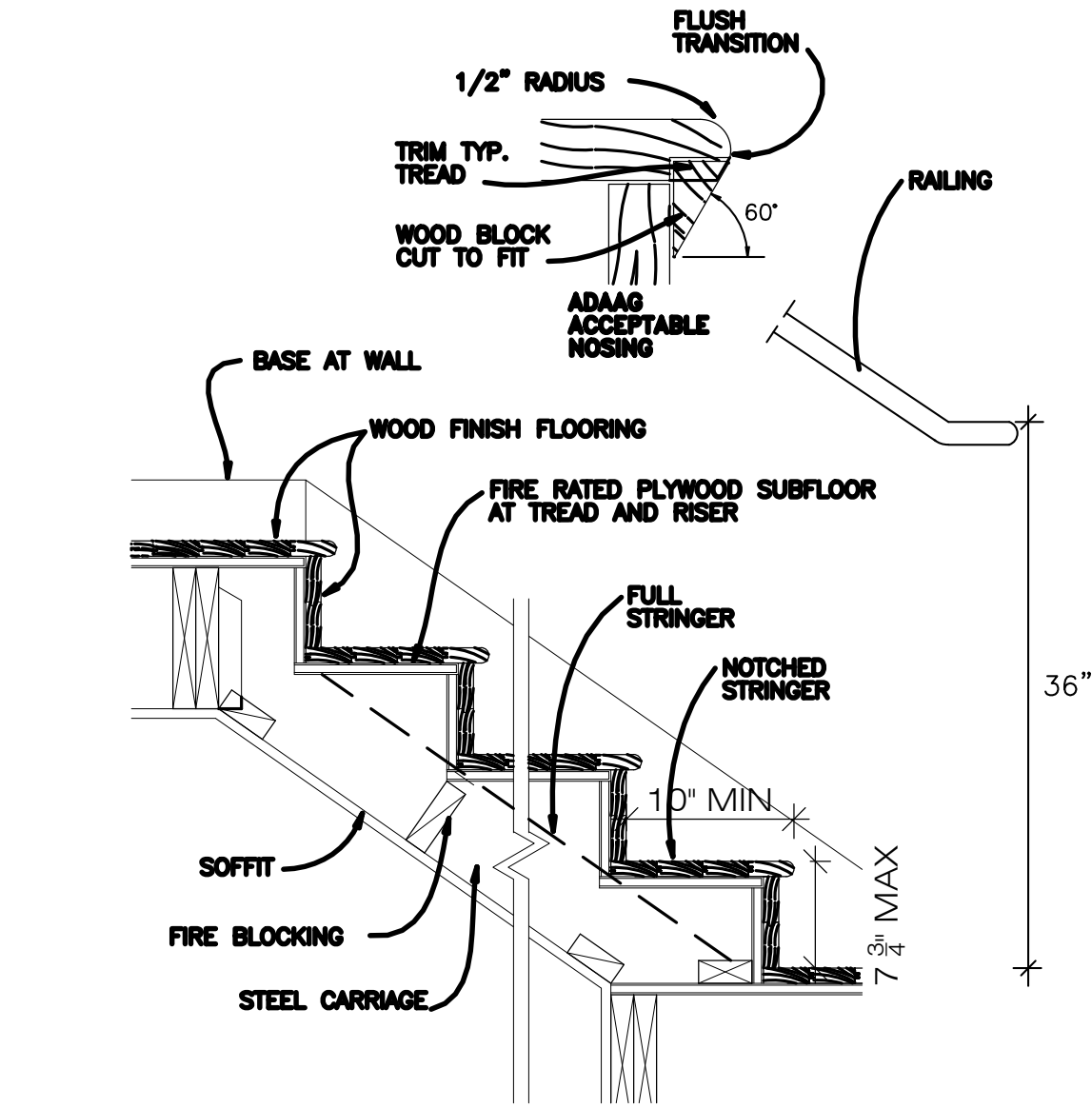
A100

DRAWING NUMBER

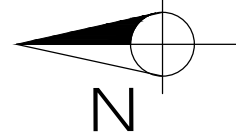


1 PROPOSED LIGHTING PLAN  
1/4" = 1'-0"


LIGHTING SCHEDULE			
	LED DOWNLIGHTS		FLUORESCENT
	LED DOWNLIGHTS / MOISTURE RESISTANT		CABINET LIGHTING
	ELECTRIC OUTLET		




2 STAIR DETAIL  
NTS  
Copyright 2000  
Architectural GRAPHIC Standards CD-ROM  
John Wiley & Sons, Inc. New York, NY



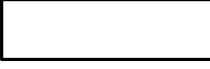
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SCALE: 1/4" = 1'-0"



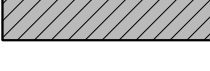
DEMOLITION



NEW



EXISTING TO REMAIN




NOT IN CONTRACT (N.I.C.)

**RICH MARKUS ARCHITECTS**  
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**3132 O St NW,**  
**Washington, DC 20007**

PROPOSED  
LIGHTING PLAN  
& STAIR DETAIL

	REVISIONS



DISTRICT OF COLUMBIA  
RICHARD J. MANNING  
5399  
LICENSED ARCHITECT

AS SHOWN

03-18-25

**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

<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>	The principal dwelling unit shall be owner-occupied for the duration of the Accessory Apartment use.
<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>	The total number of persons that may occupy the Accessory Apartment shall not exceed six persons, including the PDU and Accessory Apartment combined.
<b>U-253.7: An accessory apartment located in the principal dwelling shall be subject to the following conditions: (a) The house shall have a minimum of [1,200 sq. ft. of] gross floor area, exclusive of accessory apartment;</b>	The house meets this minimum, exclusive of the space dedicated towards the accessory apartment.
<b>(b) The accessory apartment unit may not occupy more than thirty-five percent (35%) of the gross floor area of the house;</b>	The Accessory Apartment is 430 sq. ft. in GFA, less than 10% of the total GFA of the house, meeting this requirement.
<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>	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.
<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>	NA