

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: October 17, 2025

SUBJECT: BZA Case 21357: Request for special exception relief to allow an accessory apartment in an accessory building at 3805 T 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:	3805 T Street, NW
Applicants:	2Plys, LLC on behalf of Acceleap Partners LLC
Legal Description:	Square 1310; Lot 58
Ward / ANC:	Ward 2/ ANC 2E
Zone:	R-3/GT, low density residential
Historic Districts:	N/A
Lot Characteristics:	Rectangular Interior Lot measuring 18 ft. x 175 ft. with a 15 ft. alleyway to the rear.
Existing Development:	Residential Row Dwelling
Adjacent Properties:	Residential Row Dwellings
Surrounding Neighborhood Character:	Moderate Density Residential Neighborhood
Proposed Development:	Accessory apartment within the second story of a proposed accessory building.

III. ZONING REQUIREMENTS and RELIEF REQUESTED

R-3/GT Zone	Regulation	Existing	Proposed ¹	Relief
Accessory Apartment U § 253	Permitted via Spec. Ex	None	1 external	Relief Requested
Lot Area D § 202	1,600 sq. ft. min.	3,150 sq. ft.	No change	None Requested
Lot Occupancy D § 210	60 % max	60%	No Change	None Requested
Accessory Building Height D § 5002	22 ft. and two- stories max.	Not Provided	19.33 ft.	None Requested
Accessory Building Max. Building Area D § 5003	Greater of 450 sq. ft. or 30% of the required rear yard.	Not Provided	432 sq. ft.	None Requested
Accessory Building Setback D § 5002	Setback at least 7.5 ft. from the alley centerline.	Not Provided	8 ft.	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 future 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.

253.7 *is not applicable to this application*

253.8 *An accessory apartment in an accessory building in an R zone, except the R-1B/GT or R-3/GT zone, shall be permitted as a matter of right subject to the following conditions:*

(a) *There shall be permanent access to the accessory building apartment;*

Per the applicant, access will be provided from the rear of the property.

¹ Provided by the applicant.

(b) *The dwelling use of the accessory building shall be coterminous with the permanent access;*

(c) *The permanent access shall be provided by one (1) of the following:*

(1) A permanent passage, open to the sky, no narrower than eight feet (8 ft.) in width, and extending from the accessory building to a public street through a side setback or shared recorded easement between properties;

(2) Through an improved public alley with a minimum width of twenty-four feet (24 ft.) that connects to a public street; or

(3) The accessory building is within three hundred feet (300 ft.) of a public street accessible through an improved public alley with a minimum width of fifteen feet (15 ft.);

The accessory building is approximately 65 ft. away from a public street via a 15 ft. alleyway.

(d) *An accessory building that houses an apartment shall not be used simultaneously for any accessory use other than as a private vehicle garage, an artist studio, or storage for a dwelling unit on the lot;*

First floor will be occupied by a vehicular garage.

(e) *An accessory building that houses an apartment shall not have a roof deck; and*

No roof deck is proposed.

253.9 *An accessory apartment proposed in the R-1B/GT or R-3/GT zone shall be subject to the restrictions of Subtitle U §§ 253.5 through 253.8 and the following conditions:*

(a) *It shall only be permitted on the second story of a detached accessory building; and*

The accessory apartment will be limited to the second story of a detached accessory building.

(b) *Any balcony or projecting window shall not face a principal building in single household residential use; and provided the balcony is located entirely within the permitted footprint of the accessory building.*

No balconies or projected windows are proposed.

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 addressed the conditions of 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 a new accessory structure for a second story accessory apartment. 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

As of the writing of this report there are no reports from other agencies in the record.

VI. ADVISORY NEIGHBORHOOD COMMISSION

As of the writing of this report there is no report from ANC 2E in the record.

VII. COMMUNITY COMMENTS

There are two letters of support in the record from both adjoining neighbors.

Location Map:

