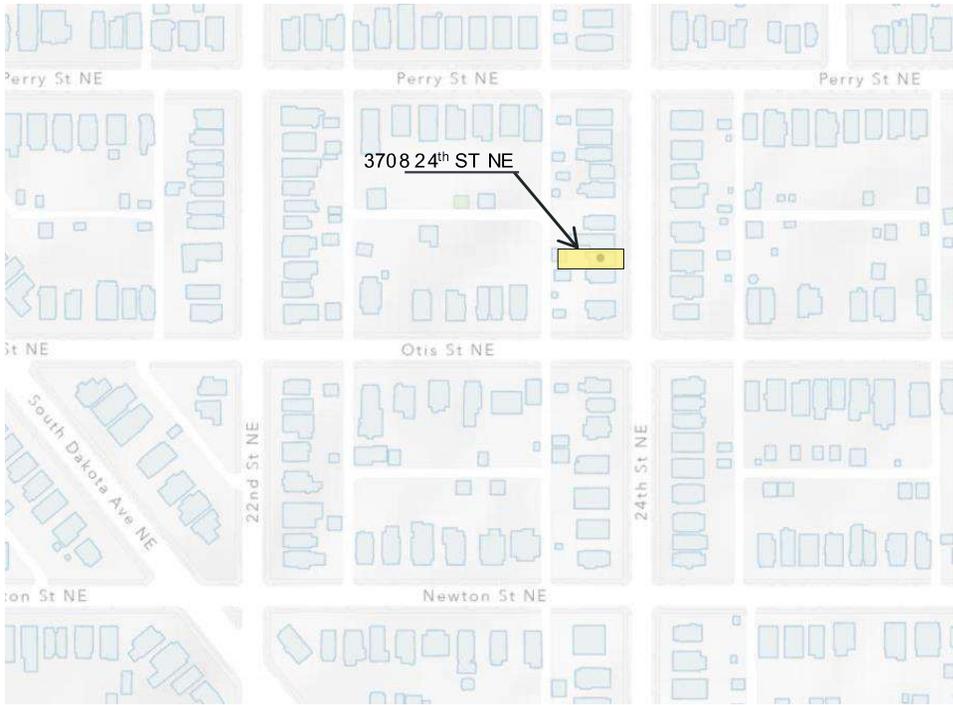


BZA Case No. 21412
Special Exception Application

3708 24th Street NE
Rebuilding After Fire Damage
Applicant: Taleesha Scott



Existing Condition

- Home severely damaged by neighboring fire (total loss).
- Family displaced but committed to returning
- Opportunity for renewal and long-term stability

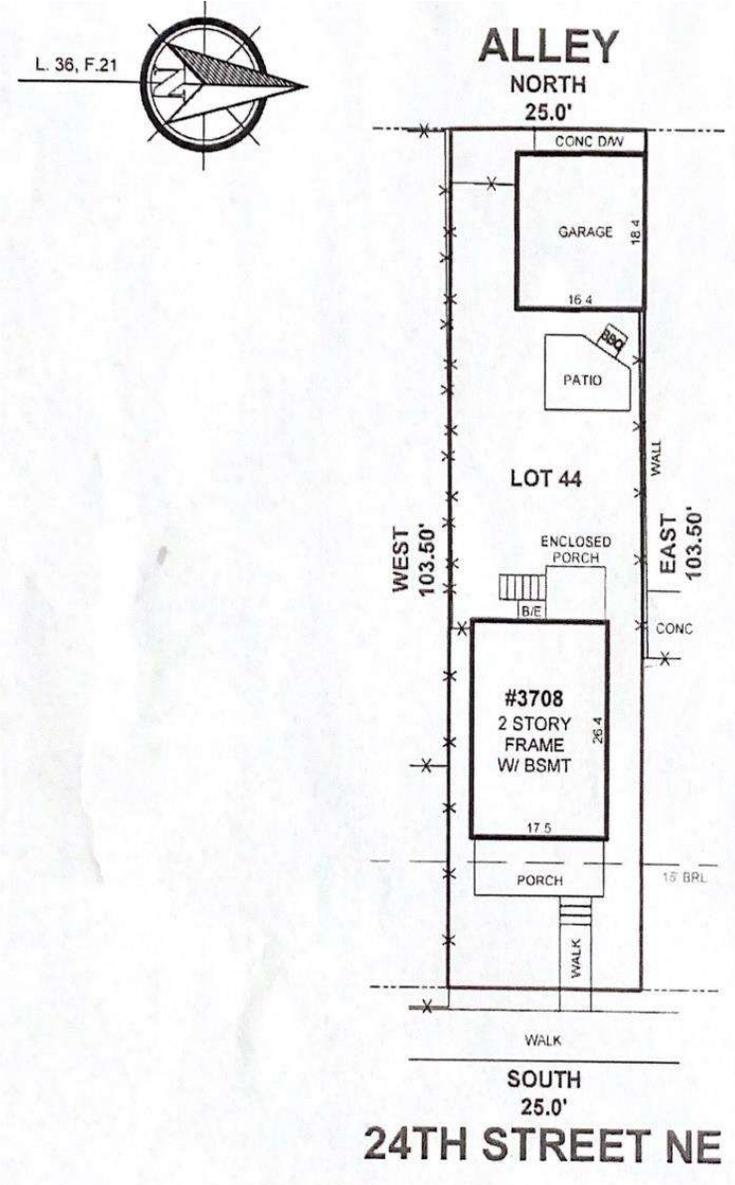
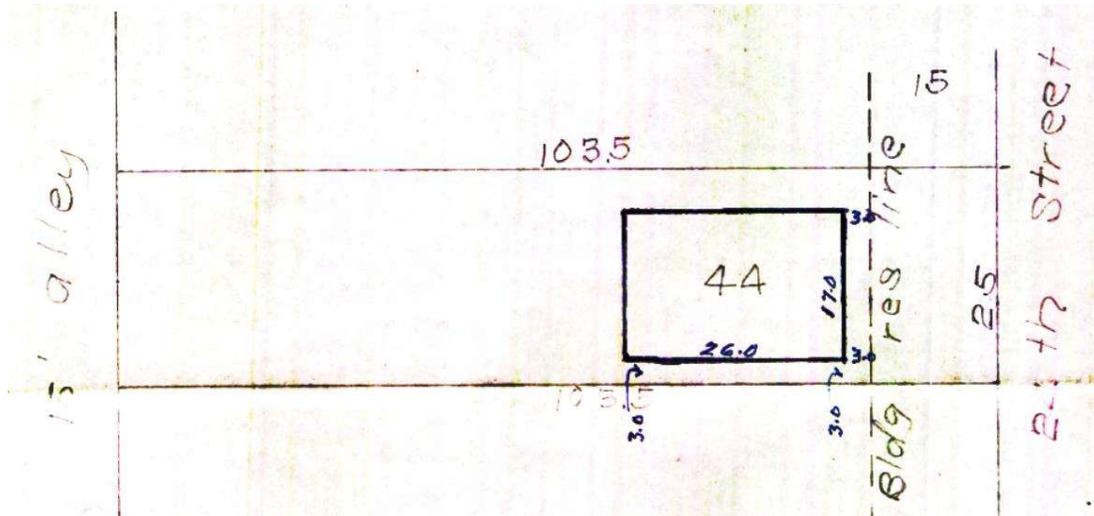


3078 22nd ST NE



EXISTING CONDITIONS

- R-1-B Zone
- 25-foot-wide nonconforming lot
- Detached single-family dwelling
- Existing detached garage
- Existing Non-Conforming side yard:
South 3'-0"
North = 4'-6"



PROPOSED

- Reconstruction of single-family home
- Three-story rear addition
- Basement accessory dwelling unit (ADU)
- Relocated detached garage



Special Exception Request

1. Lot Occupancy: 35% → 50%
2. Side Yards: 1'-0" (south), 4'-6" (north)
(D-208.7 – 5'-0" Existing Non-Conforming)

NOTE: NO LONGER REQUEST RELIEF FOR GREEN AREA RATIO

ZONING SUMMARY

ADDRESS: 3708 24TH STREET, NE	ZONING DISTRICT: R-1B
SQUARE	WARD 5
LOT	ANC 5B (SMD 5B07)
4242	ANC 5B07 - Zahid Rathore
0044	
LOT WIDTH: 25'-0"	HISTORIC DISTRICT: N/A
LOT DEPTH: 103'-6"	
SITE AREA: 2,588 SF	

ZONING DATA	EXISTING	MINIMUM	MAXIM	PROPOSED	DEVIATION
USE GROUP:	SINGLE FAMILY (R)	N/A	SINGLE FAMILY + ADU	SINGLE FAMILY + ADU	NONE
BUILDING HEIGHT:	24'-11"	N/A	40'-0"	39'-8"	NONE
	3 STOREYS	N/A	3 STOREYS	3 STOREYS	NONE
REAR YARD SETBACK:	31'-2"	25'-0"	N/A	27' - 11 1/4"	NONE
ACCESSORY STRUCTURE IN SIDE YARD	0	N/A	30% OF 25'X25' = 187.5 SF	184 SF	NONE
SIDE YARD*:	3'-0"(L) / 4'-6" (R)	5'-0"(L) / 5'-0" (R)*	N/A	1'-0"(L) / 4'-6"(R)	4'-0"(L) / 0'-6"(R)
FRONT SETBACK:	Within Exist Range	18'-0"	N/A	18'-0"	NONE
LOT OCCUPANCY:	35.39%	40%	N/A	50.00%	10.00%
	915.80 SF	1,035 SF	N/A	1,294 SF	259 SF
PERVIOUS SURFACE	61%	50%	N/A	51%	NONE
	1,570 SF	1,294 SF	N/A	1,308 SF	N/A

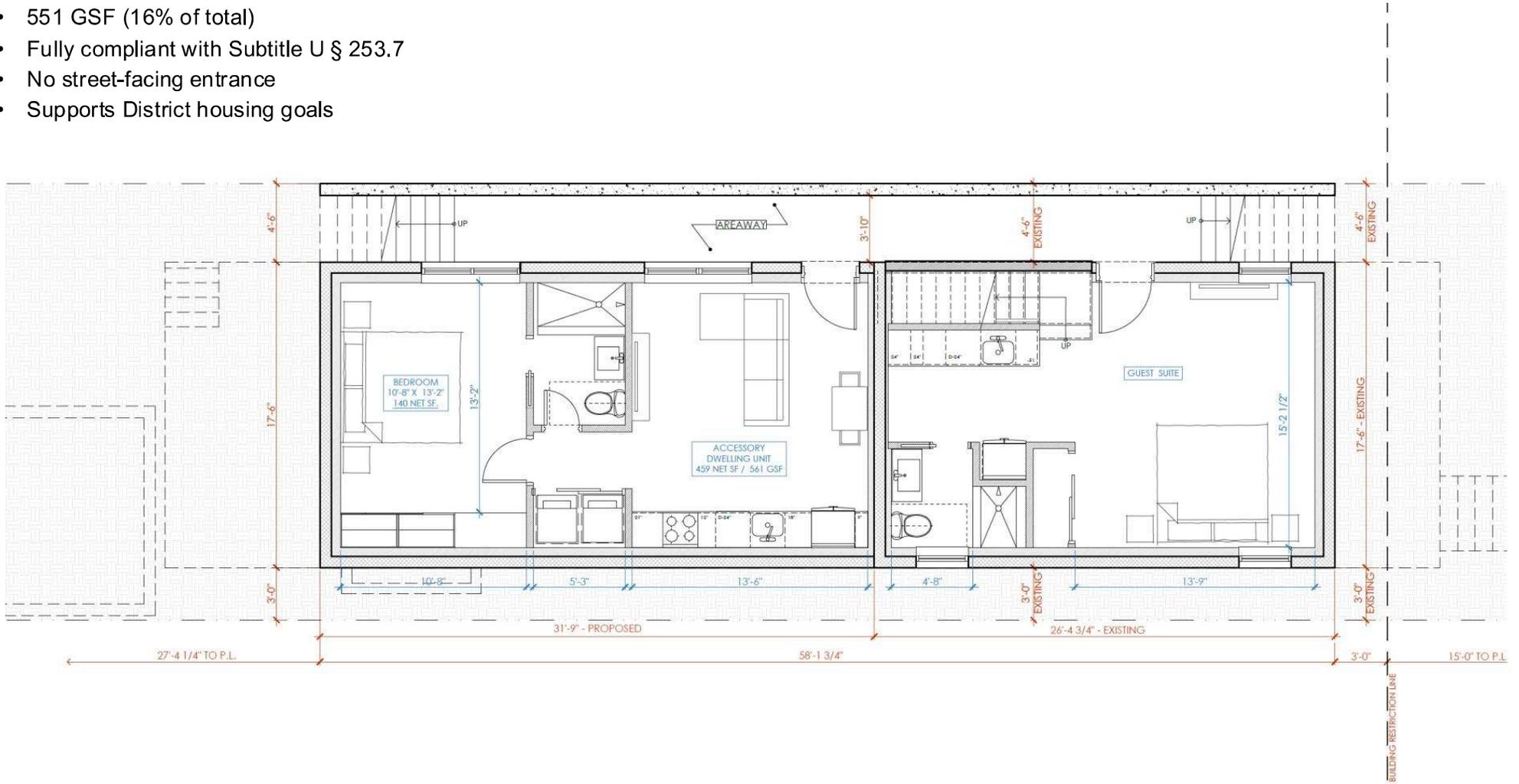
*EXISTING NON-CONFORMING PER D-208.7

BUILDING AREAS

PRINCIPAL BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
THIRD FLOOR	0 GSF	925 GSF	925 GSF
SECOND FLOOR	462 GSF	556 GSF	1,018 GSF
FIRST FLOOR	511 GSF	523 GSF	1,034 GSF
CELLAR	462 GSF	556 GSF	1,018 GSF
TOTAL GSF	1,435 GSF	2,483 GSF	3,918 GSF
		PRINCIPAL DWELLING	3,357 GSF
		ADU	561 GSF
			14% OF TOTAL PRINCIPAL BUILDING GSF
ACCESSORY BUILDING AREAS	EXISTING (GSF)	NEW (GSF)	TOTAL (GSF)
FIRST FLOOR	0 GSF	209 GSF	209 GSF

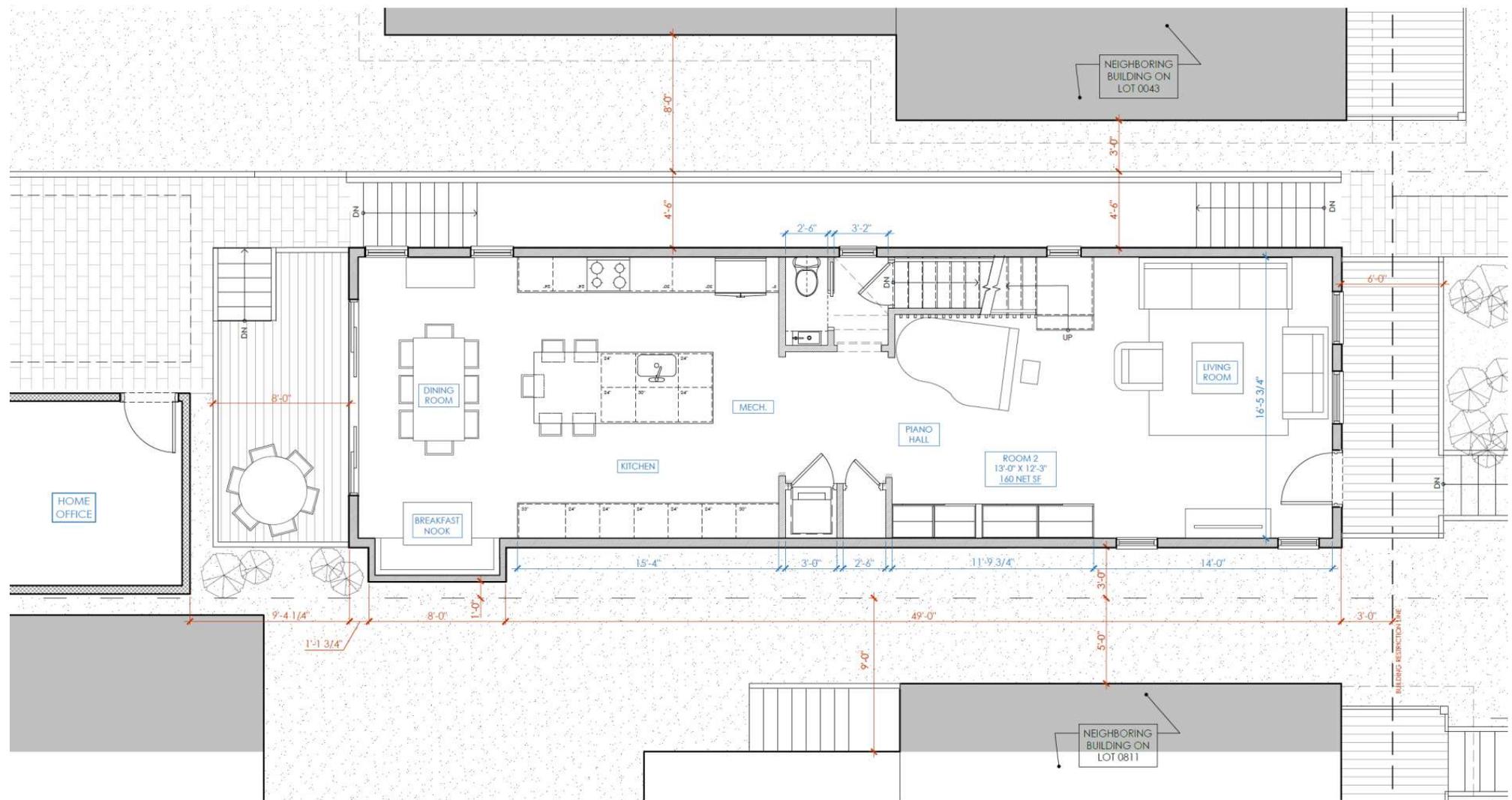
Accessory Dwelling Unit (ADU)

- 551 GSF (16% of total)
- Fully compliant with Subtitle U § 253.7
- No street-facing entrance
- Supports District housing goals



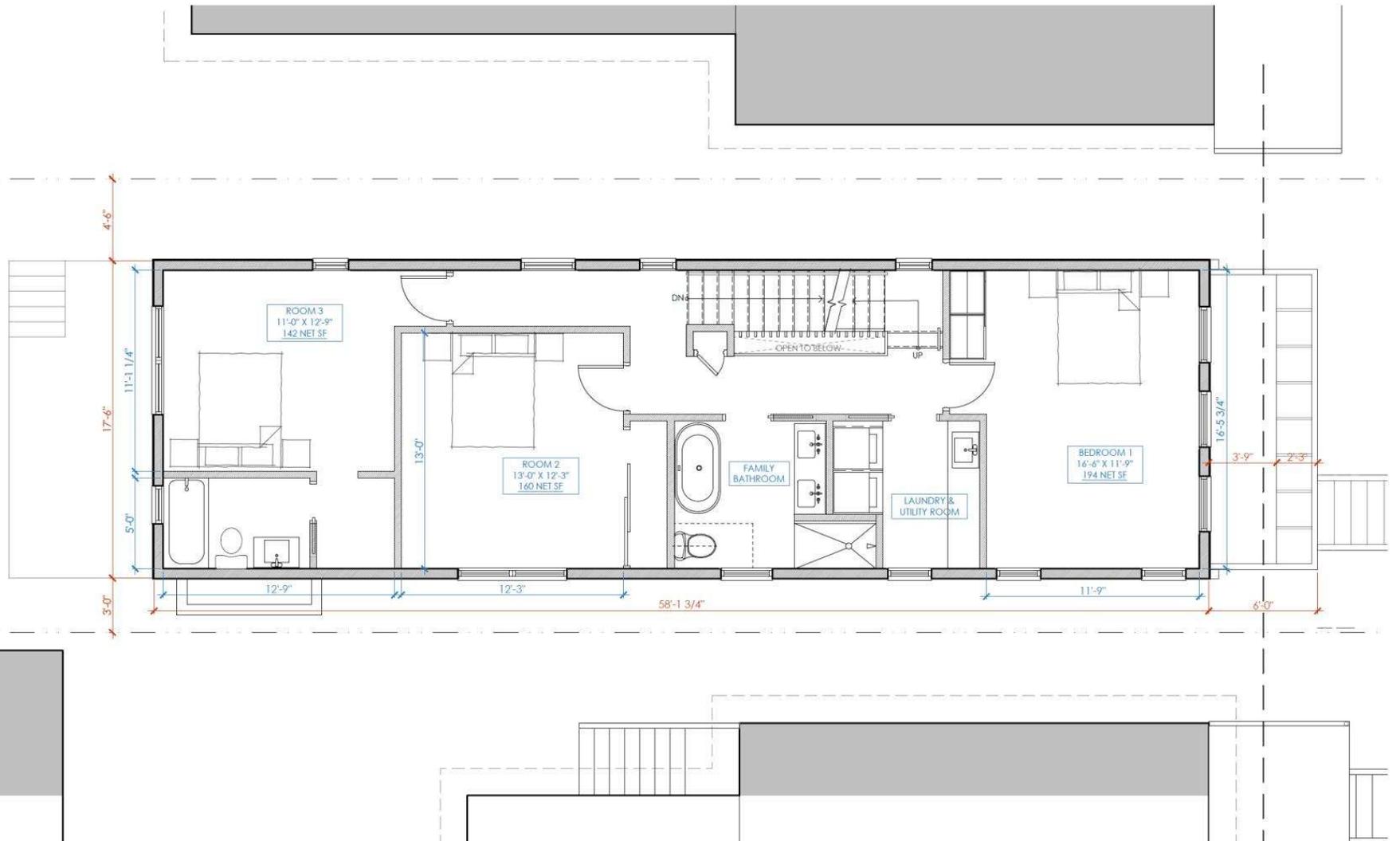
PROPOSED BASEMENT PLAN





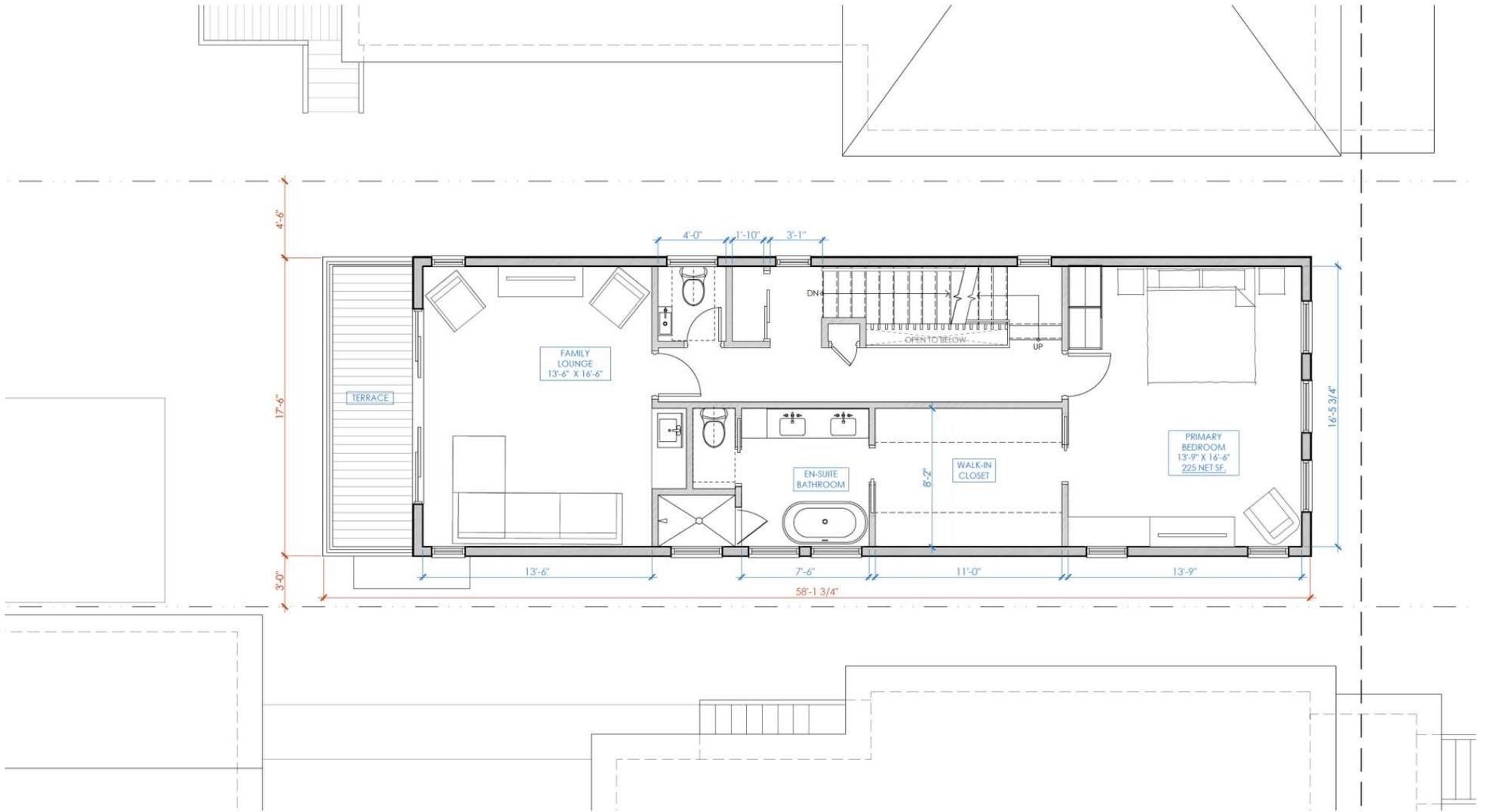
PROPOSED FIRST FLOOR PLAN





PROPOSED SECOND FLOOR PLAN





PROPOSED THIRD FLOOR PLAN

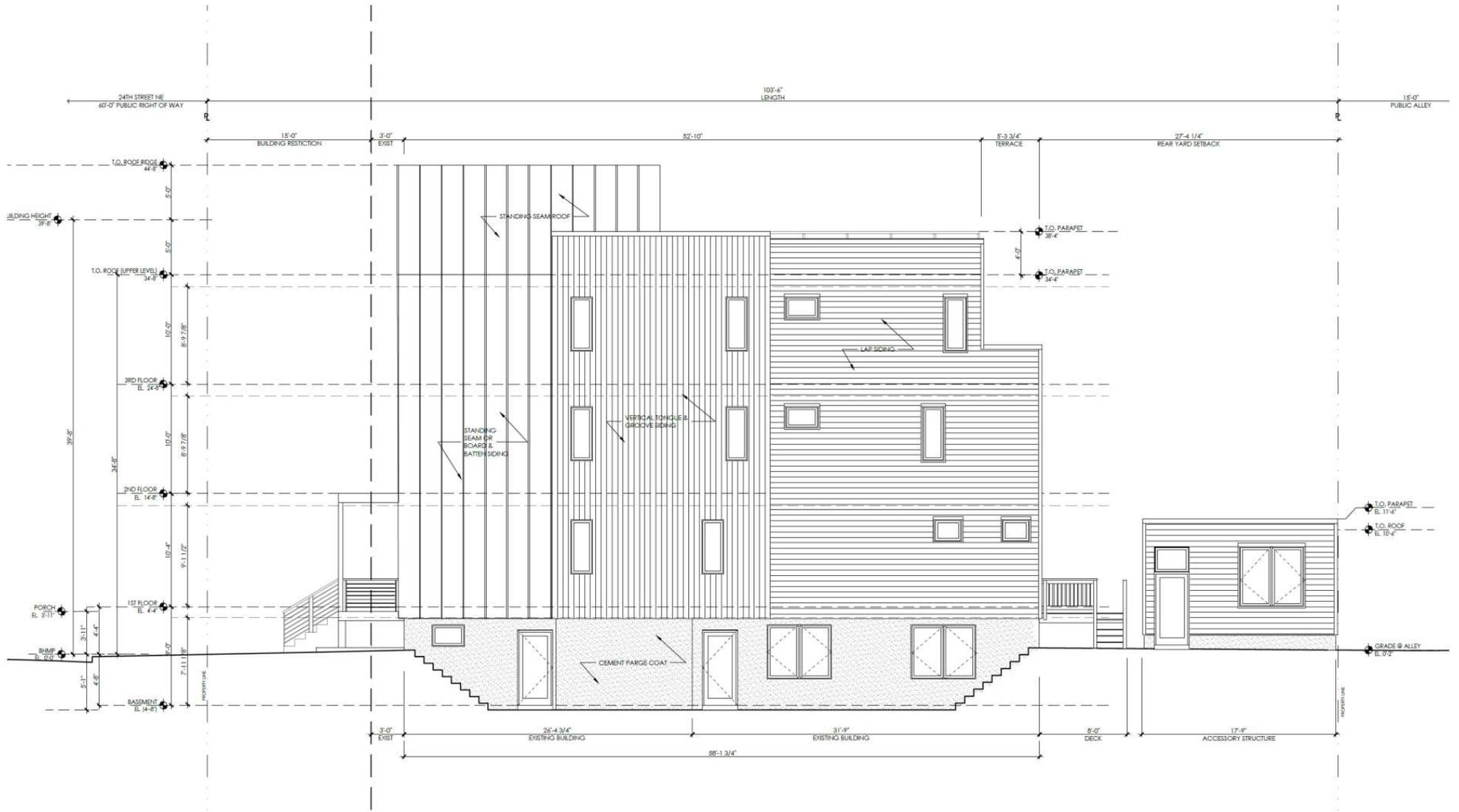




PROPOSED 24TH STREET ELEVATION



PROPOSED ALLEY ELEVATION



PROPOSED NORTH ELEVATION







VIEW 5 - FROM OTS STREET



VIEW 5 - FROM ALLEY



VIEW 5 - FROM REAR LOOKING WEST



VIEW 5 - FROM REAR LOOKING NORTH



AERIAL 1 - LOOKING NW



AERIAL 2 - LOOKING SW



AERIAL 3 - LOOKING SE



AERIAL 4 - LOOKING NE

Character and Scale

Comps:

**Home one house
outside of our
200 ft tax map
radius.**

**Approved BZA
Case No: 20925
2214 Otis Street NE**



NEW CUSTOM HOME 2214 OTIS STREET, NE WASHINGTON, DC 20018	
LOT: 10 SQUARE: 4242	
emj Edward M. Johnson & Associates, P.C. 3012 12TH STREET, NE WASHINGTON, DC 20017 (202) 526-3610	
DATE:	DRAWN BY:
SHEET NO: A205	

The home directly across the street features an increased roof height that helps establish a consistent rhythm of vertical massing along the block.





2017 Quincy Street, NE
Washington, DC 20018
(202) 524-0849
Zahid@anc1807.org

December 21, 2025

Subject: Support for Richardson Family BZA Application, 3708 24th Street NE

Commissioner Sun and Members of the DLZU Committee,

I am writing to formally express my support for the Richardson family's BZA application and their proposed plans for rebuilding their home at 3708 24th Street NE.

The Richardsons have been displaced from their home for over a year due to a fire that originated next door, causing significant damage to their property. Throughout this process, they have been thoughtful, transparent, and deeply committed to returning to the neighborhood and raising their family here. I strongly support that goal.

They have worked closely with their architect and zoning counsel, conducted the appropriate studies, and made revisions to their plans to minimize impacts related to light, air, privacy, and overall neighborhood character. Based on my review and conversations with them, their proposal addresses those concerns and is consistent with the intent of the zoning regulations.

I also appreciate the effort they have made to engage neighbors, secure letters of support, and address questions in good faith. While it is rarely possible to achieve unanimous agreement, the record demonstrates that the project does not create undue impacts and allows the family to rebuild a functional, long-term home.

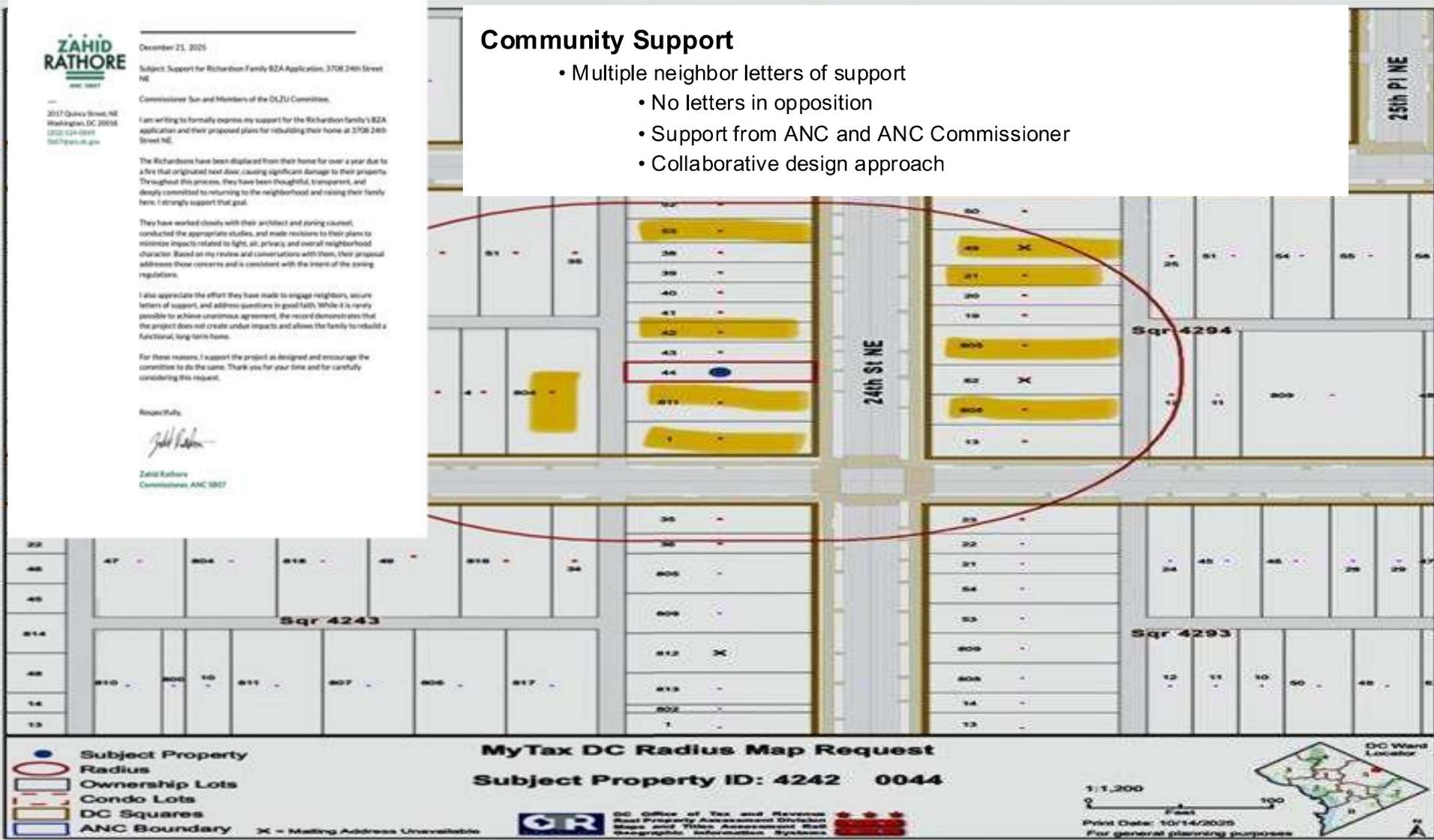
For these reasons, I support the project as designed and encourage the committee to do the same. Thank you for your time and for carefully considering this request.

Respectfully,

Zahid Rathore
Commissioner, ANC 1807

Community Support

- Multiple neighbor letters of support
- No letters in opposition
- Support from ANC and ANC Commissioner
- Collaborative design approach

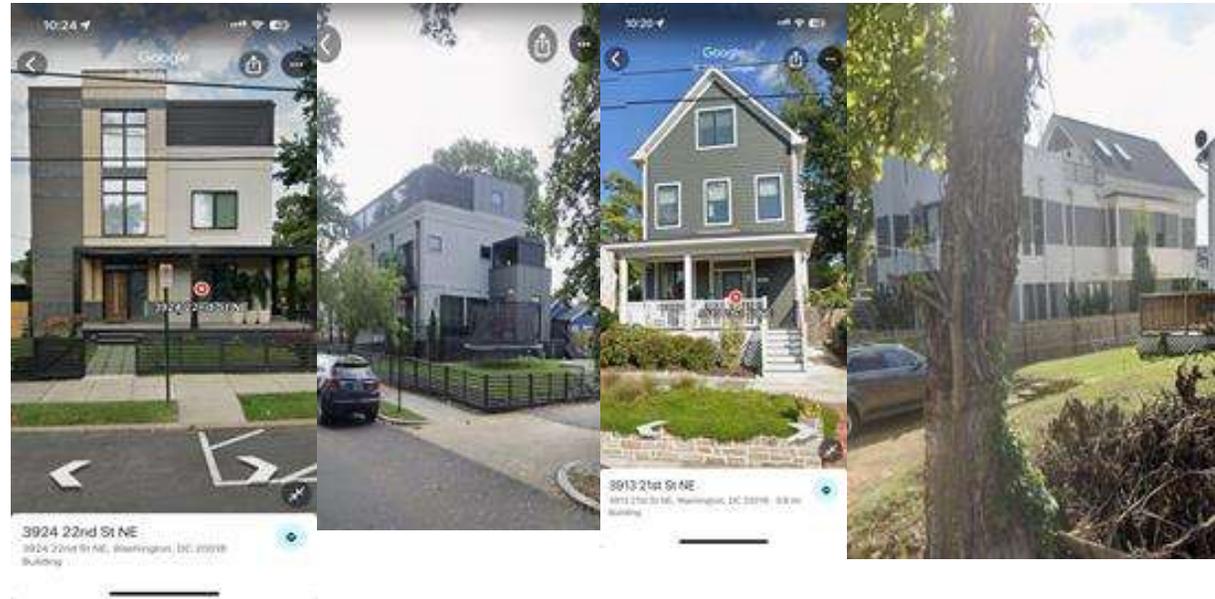


- Multigenerational living
- Space for young children & extended family
- Piano and voice Studios
- “forever home”



Streetscape & Visual Character

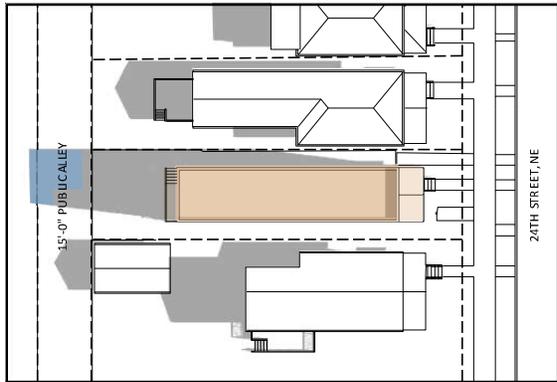
- Consistent with evolving neighborhood context
- Comparable three-story homes nearby
- Balanced massing and rooflines
- Detached residential character maintained



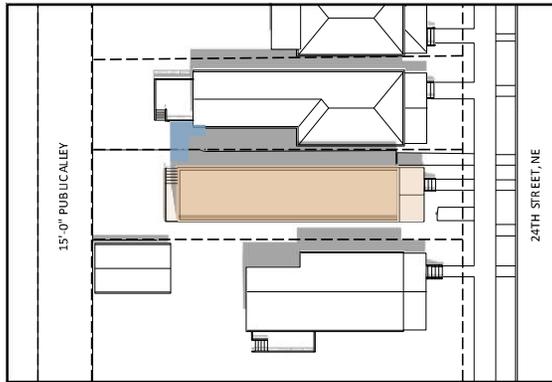


Examples of proposed building materials

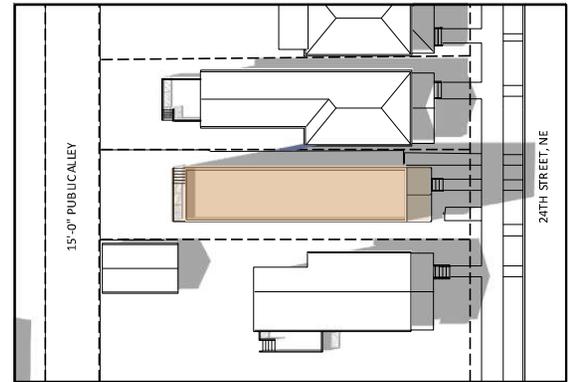
Shadow Study



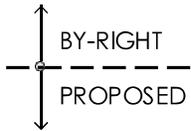
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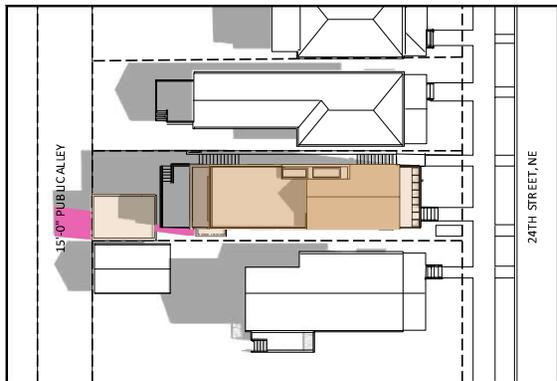
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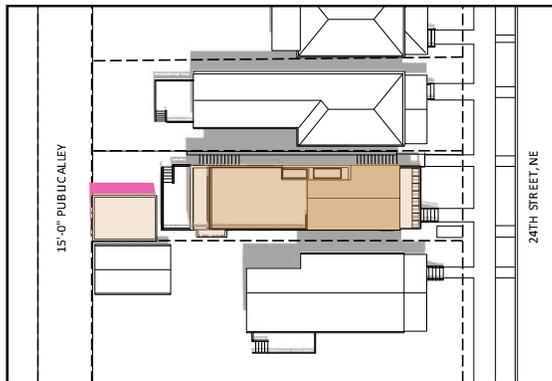
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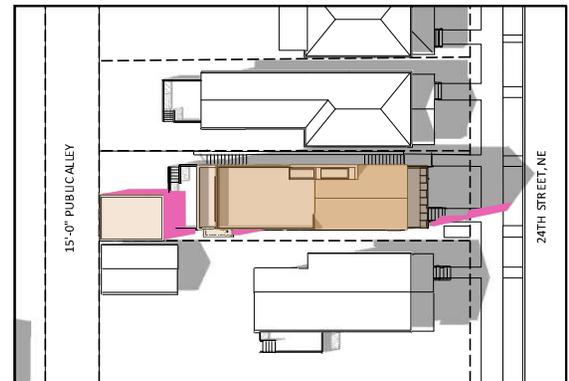
AREA OF ADDITIONAL SHADOW IN THE BY-RIGHT SCENARIO
 AREA OF ADDITIONAL SHADOW IN THE PROPOSED SCENARIO



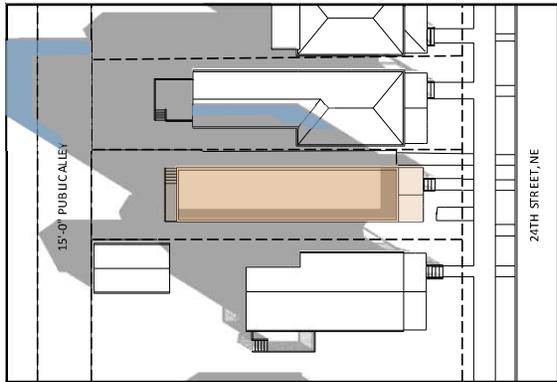
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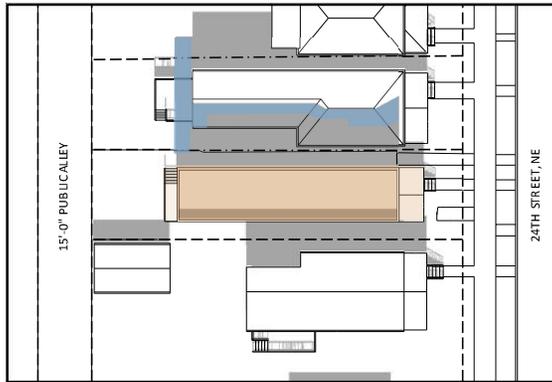
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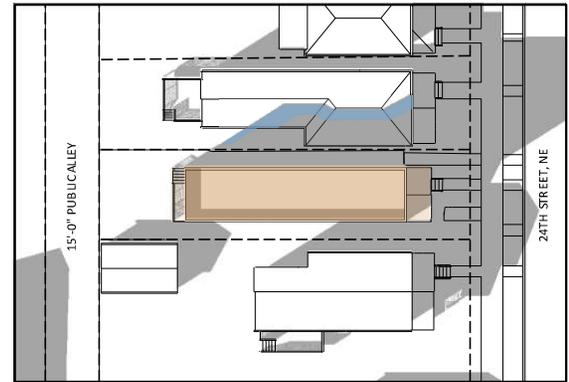
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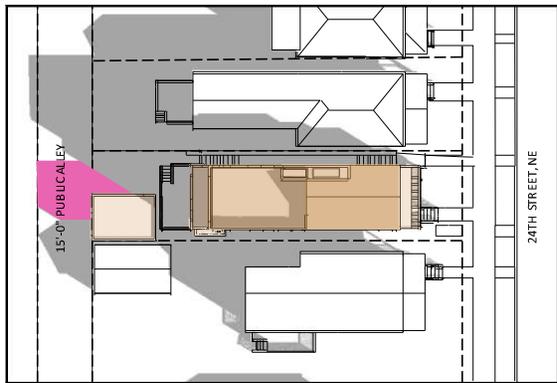


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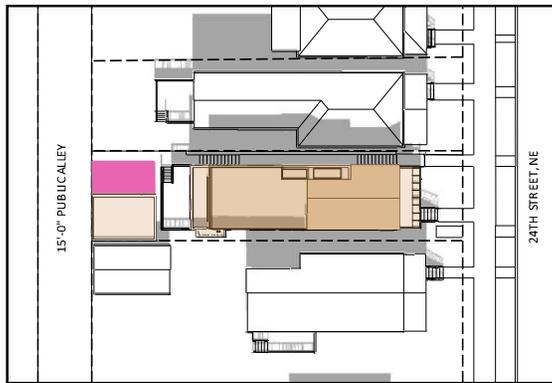
↑ BY-RIGHT

 ↓ PROPOSED

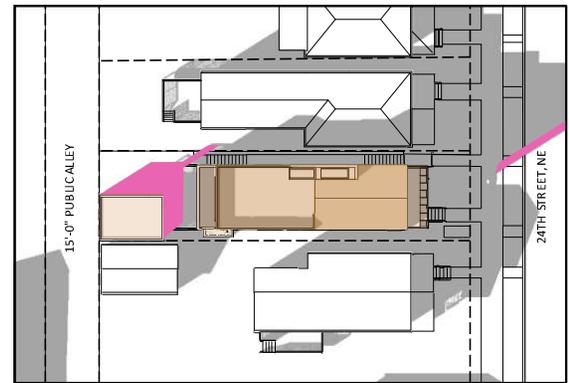
■ AREA OF ADDITIONAL SHADOW IN THE BY-RIGHT SCENARIO
 ■ AREA OF ADDITIONAL SHADOW IN THE PROPOSED SCENARIO



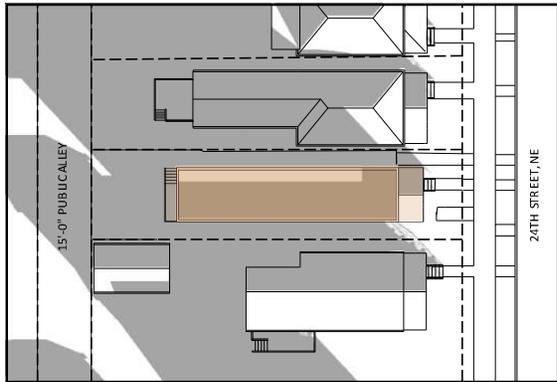
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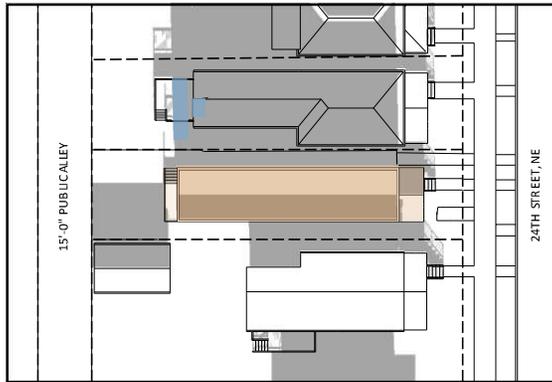
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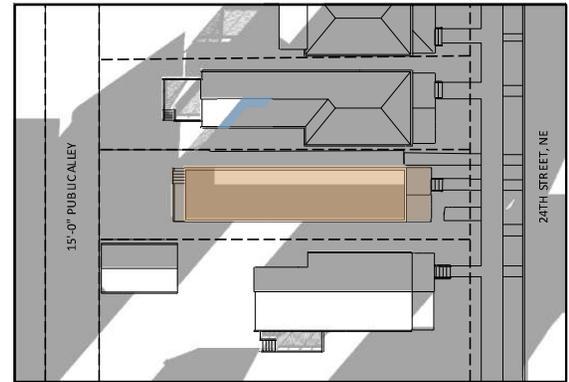
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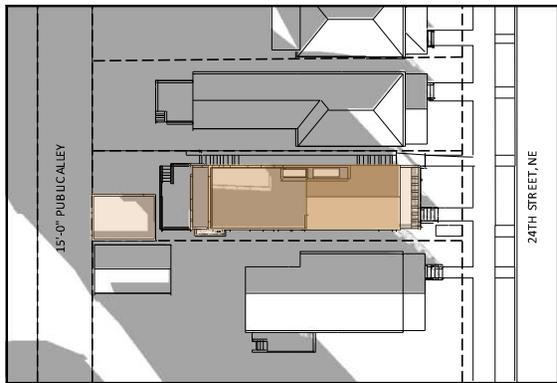


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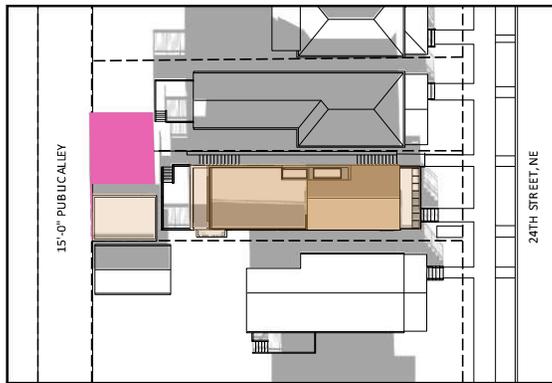
↑ BY-RIGHT* * ASSUMING 40'-0" HIGH BUILDING w 4'-0" PARAPET / 40'-0" LOT OCCUPANCY / (2) 5'-0" SIDE YARD PER 208.7

 ↓ PROPOSED

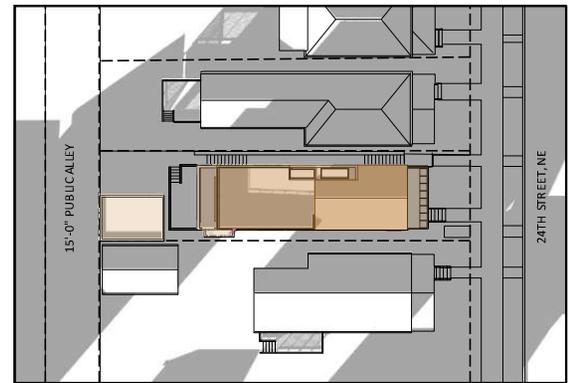
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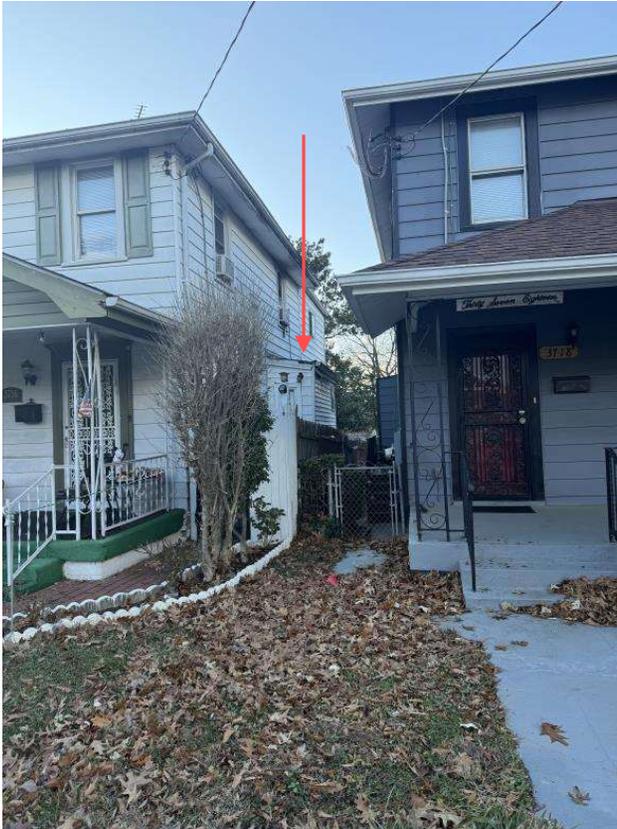
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Summary of Changes Based on DZLU Concerns/Feedback

1. Reduction of building footprint and addition of vegetative green roof to meet the 50% Green Area Ratio Requirement. Pervious Surface relief is no longer needed.
2. Remove side addition. Proposed Building Footprint the same as the existing house with a 4'-6" side yard to the north and a 3'-0" side yard to the south
3. 'Breakfast nook' maintained but reduced leaving a 1 foot side yard. Small area equivalent to side yard popouts on the block

BREAKFAST NOOK

HOUSES ON THE SAME SQUARE 4242 AND SIDE OF STREET 24TH STREET WITH POPOUTS INTO SIDE YARD



3716 24TH STREET, NE

0'-0" – SIDE YARD



3718 24TH STREET, NE

1'-0" SIDE YARD



3712 24TH STREET, NE

2'-0" SIDE YARD

Summary of Compliance

Meets Subtitle D § 5201 standards

- No undue impact on light, air, or privacy

SUN STUDY DEMONSTRATES MINIMAL IMPACT LACK OF IMPACT

- Compatible with neighborhood character
- Complete plans submitted

Closing

- Rebuilding after loss
- Returning home
- Investing in the future of Woodridge
- Respectfully request approval