

Square 2062, Lot 0809

Washington, D.C. 20008 | Alley Lot

BZA CASE NO. 21444

Zone: R-2

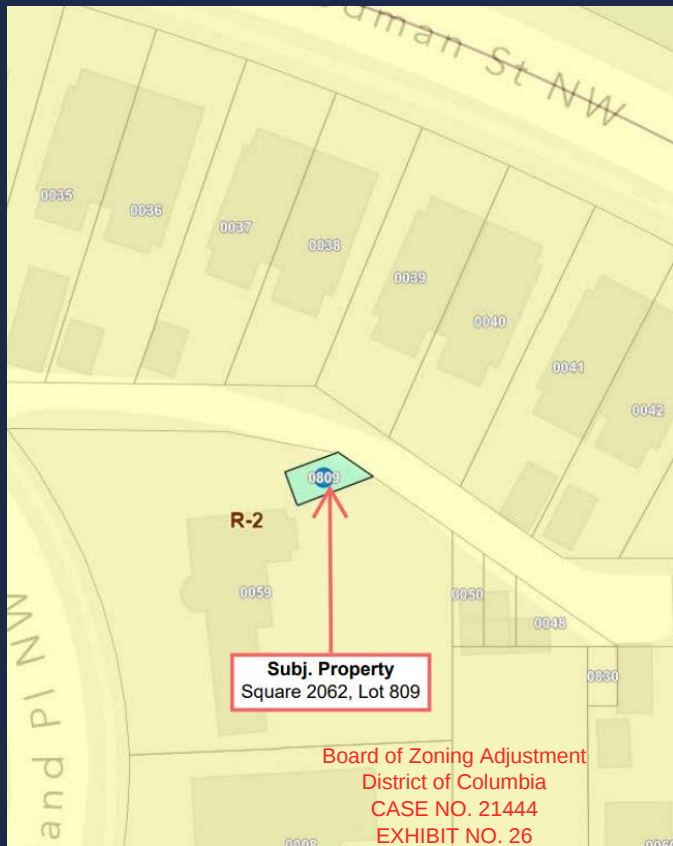
ANC: 3C | Ward 3

Applicant: Gordon Seagrave

APPLICANT'S TEAM

Martin Sullivan | Applicant's Counsel (Sullivan & Barros, LLP)

June 2026



- The Property is a 276 sq. ft. alley tax lot in the R-2 Zone and the Cleveland Park Historic District.
- The lot contains the remnants of a historic garage that existed on the site for approximately 100 years, including portions of the original concrete slab and brick walls, which currently serve as retaining walls for the adjacent embankment.
- The property is bounded by a 16-foot-wide public alley to the east and is otherwise surrounded by 3215 Rowland Place, NW. The owners of that property are not affiliated with this application. The Applicant resides across the alley at 3112 Rodman Street, NW and seeks to use the property solely for personal residential accessory purposes.
- The proposal is to construct a modest one-story garage with a footprint of approximately 213 square feet, replacing the historic garage that long existed on the site.
- Because of the lot's size and configuration, two special exceptions are required: relief under Subtitle C § 306.4 to create a record lot and relief under Subtitle D § 5201 because compliance with the rear and side setbacks from a non-alley lot are not feasible.

- OP recommends approval
- ANC 3C voted unanimously in support.
- DDOT has no objection.
- As noted in the OP Report – “The Historic Preservation Office, in an email to Development Review staff, has stated that they have no objections to the zoning application, but will conduct a more detailed evaluation of the architecture at the time of building permit.”

Tools ? x

Buffer by Location ?

Buffer by Square Suffix Lot (SSL) ?

Buffer by Point ?

Measurement Tools ?

   | Feet ▾

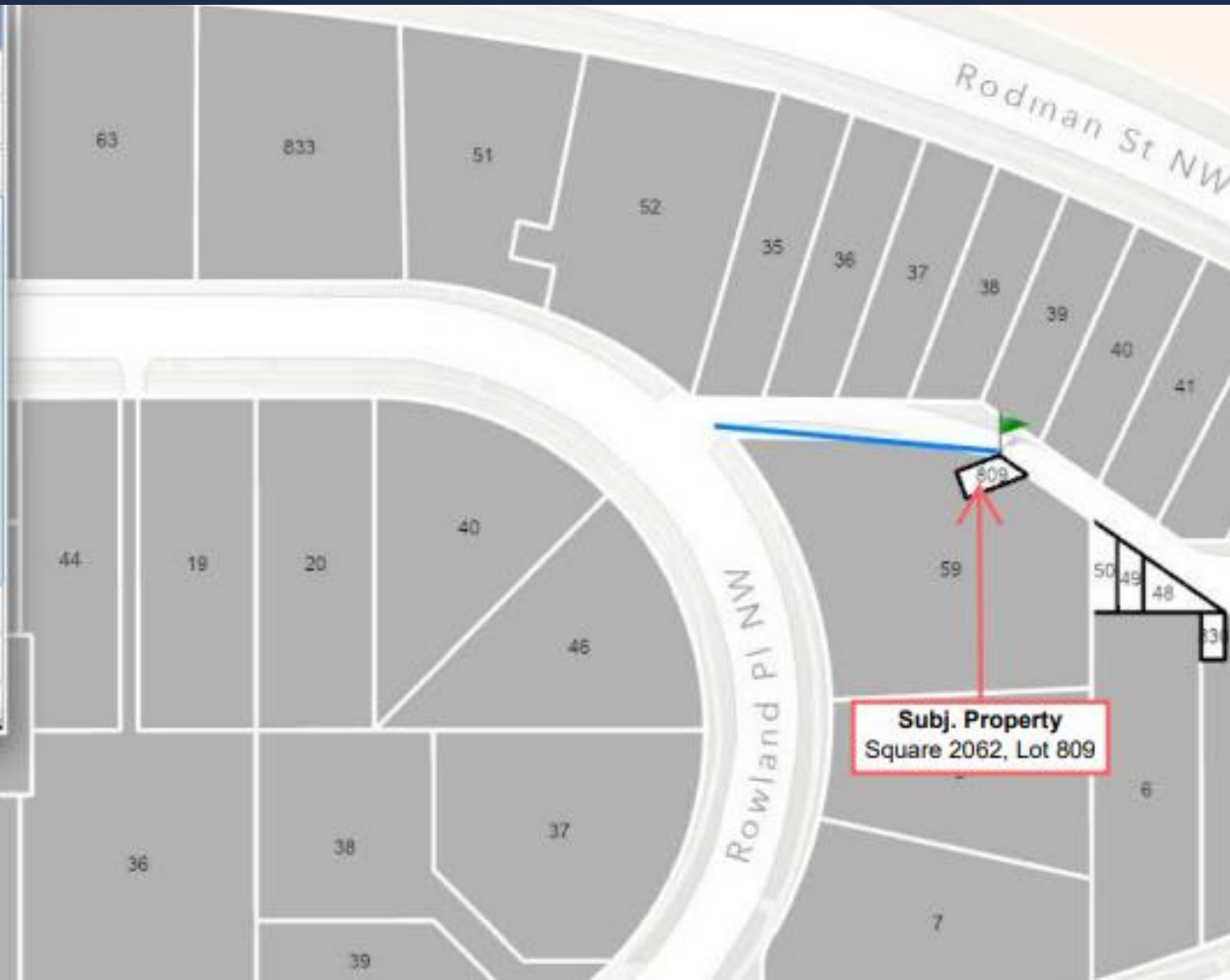
Measurement Result

120.3 Feet

Print Tool ?

My Maps ?

Link Tools ?





Two Areas of Relief Requested

The Board has jurisdiction to grant the special exception relief requested pursuant to Subtitle X § 901, C § 306.4, and D § 5201.

1

Creating a Record Lot

C § 306.4

To convert the alley tax lot into an alley record lot, the Applicant must satisfy the requirements of Subtitle C § 306.4, including demonstrating that the lot existed prior to September 6, 2016. The submitted deed and subdivision records establish that the lot has existed since at least the 1990s, and certainly prior to 2016, making it eligible for special exception relief.



LT1-5-2013126914-1



LT2-8-0-3

This Deed, made this 21st day of October, 2013, by and between **Gordon G. Seagrave and Dorian Seagrave, husband and wife**, parties of the first part, and **Gordon G. Seagrave**, party of the second part:

Witnesseth, that, in consideration of **Ten and 00/100 Dollars**, the said parties of the first part do hereby grant unto the parties of the second part, in fee simple absolute all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the **District of Columbia**, described as follows, to wit:

Lot Numbered Thirty-eight (38) in Clarence H. Small's Subdivision of Lots in Square Numbered Twenty Hundred and Sixty-two (2062), as per Plat recorded in The Office of the Surveyor for the District of Columbia in Liber 78 at folio 18.

Also Part of Lot Numbered Forty-seven (47) in Clarence H. Small's Subdivision of Lots in Square Numbered Twenty Hundred and Sixty-two (2062), as per Plat recorded in the Office of the Surveyor for the District of Columbia in Liber 78 at folio 18, described as follows: Beginning at the Southeasterly corner of said Lot and Running thence South 69 degrees 21', 36" West along the Southerly line of said lot 27.75 feet; thence Northwesterly at right angles to said Southerly line, 12 feet; thence North 69 degrees 21', 36" East to intersect the Easterly line of said Lot, said Easterly line being also the Westerly line of a Public Alley 16 feet wide, and thence South 55 degrees 19' 12" East along the Easterly line of said Lot to the point of beginning; said land being now known for purposes of Assessment and Taxation as **Lot 809 in Square 2062.**

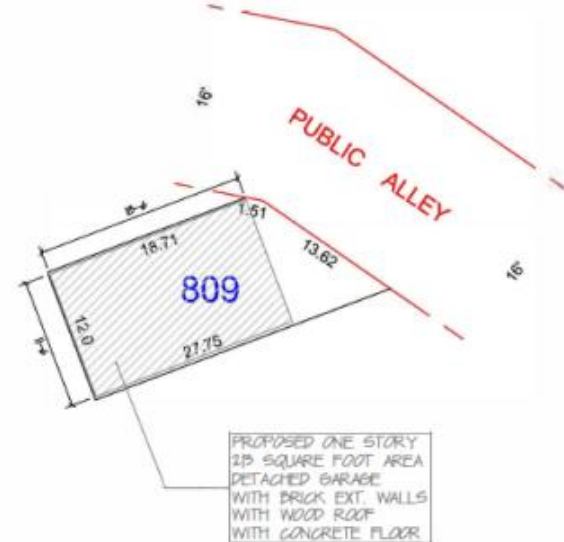
Being the same lot of ground which by Deed dated January 16, 2003 and recorded January 22, 2003 as Instrument No. 2003009899 among the Land Records of the District of Columbia, was conveyed by Gordon G. Seagrave to Gordon G. Seagrave and Dorian Seagrave, the Grantors herein.

2

Proximity to a Non-Alley Lot – Rear & Side Yard

D § 5201

It is infeasible for the Applicant to provide the required 5-foot setbacks from the north south, and western alley lines that abut the non-alley lot



General Requirements of Subtitle X § 901.2

Criteria	Project Response
1) Harmony with General Purpose <i>"Granting relief will be in harmony with the general purpose and intent of the Zoning Regulations, and Zoning Maps."</i>	▪ The requested relief aligns with the general purpose and intent of the Zoning Regulations and Maps for alley lots. Lot 809 is an unimproved alley tax lot in the R-2 zone. The proposed use, a modest one-story Garage for one private residential parking space, is codified in the zoning regulations as an anticipated matter of right use.
2) No Adverse Effect on Neighboring Property <i>"Granting relief will not tend to affect adversely, the Use of Neighboring Property in accordance with the Zoning Regulations and Zoning Maps."</i>	▪ The proposal to convert the tax lot to a record lot is also consistent with the Zoning Regulations, either as a matter-of-right or via special exception approval depending on the tax lot creation date, and the conversion does not alter the existing lot boundaries. ▪ Similarly, the proposed Garage will not adversely affect the use of neighboring properties, as we will describe more thoroughly.

Specific Requirements of C § 306.4

Record Lot Conversion

S & B

Criteria	Project Response
Section 306.4(a) The Alley Tax Lot connects to an improved public street through an improved alley or system of alleys that provides adequate public safety, and infrastructure availability; and;	The Property connects to Rowland Place through the abutting alley. The alley serving the subject Property is publicly improved, of sufficient width to support emergency access, and already serves nearby residential properties. No new infrastructure, utility extensions, or alley improvements are required to support the proposed garage or the conversion of the tax lot to a record lot. Accordingly, the proposal does not impose any burden on public services or infrastructure.
Section 306.4(b) The Office of Zoning shall refer the application to the following agencies for their review and recommendation, if filed to the case record within the forty (40) day period established by Subtitle A § 211: (1) Department of Transportation (DDOT); (2) Department of Public Works (DPW); (3) Metropolitan Police Department (MPD); (4) Fire and Emergency Medical Services Department (FEMS); (5) DC Water (WASA); and (6) If a historic district or historic landmark is involved, the Historic Preservation Office (HPO).	Pursuant to the Board's referral process, the application was circulated to the relevant District agencies. The Applicant did not receive any requests for additional information during the review period. DDOT submitted a report indicating no objection to the requested relief, and no other agency submitted comments or concerns regarding the proposal.

Specific Requirements of D § 5201

Setbacks from a Non-Alley Lot

Criteria

Subtitle D-5201.4(a)(b)(c)

- (a) The light and air available to neighboring properties shall not be unduly affected;
- (b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;
- (c) The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage

Project Response

- The Project is modest - a small (213 square-foot), single-story garage intended solely for one parking space.
- The structure is limited to one story, contains no habitable space, includes no windows oriented toward the adjacent non-alley lot, and is lower in elevation and separated from the adjacent lot by a privacy fence. Accordingly, the light and air available to neighboring properties will not be unduly affected, nor will the privacy of their use and enjoyment be compromised.
- As viewed from the alley and other public ways, the proposed Garage is consistent in character, scale, and pattern with other accessory structures located within residential alleys and will not substantially visually intrude upon the surrounding properties.
- As demonstrated by the photographs, existing fencing, grade changes, and separation distances further minimize any potential impacts. Accordingly, the proposal fully satisfies each of the applicable standards of Subtitle D § 5201.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., July 31, 2024

Plat for Building Permit of :

SQUARE 2062 LOT 809

Scale: 1 inch = 10 feet

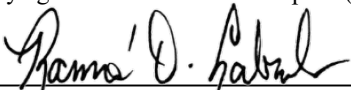
Recorded in A & T Book Page 3595-C

Receipt No. 24-04605

Drawn by: A.S.

Furnished to: DAVID STEVENS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."


For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the 2 years prior to the date DCRA accepts a Building Permit Application as complete. I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: David Stevens
Date: August 2, 2024

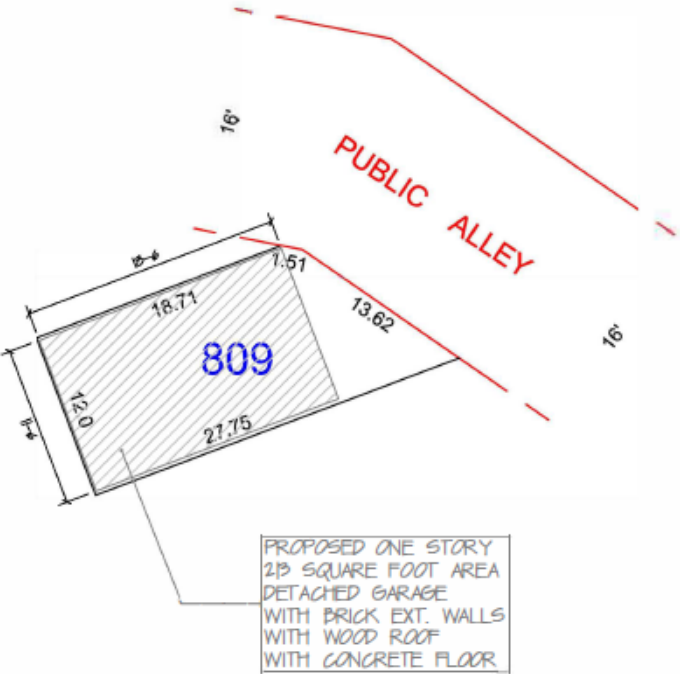
Printed Name: David Stevens Relationship
to Lot Owner: AGENT

If a registered design professional, provide license number
_____ and include stamp below.



SCALE: 1:10

SQUARE 2062



LEGEND

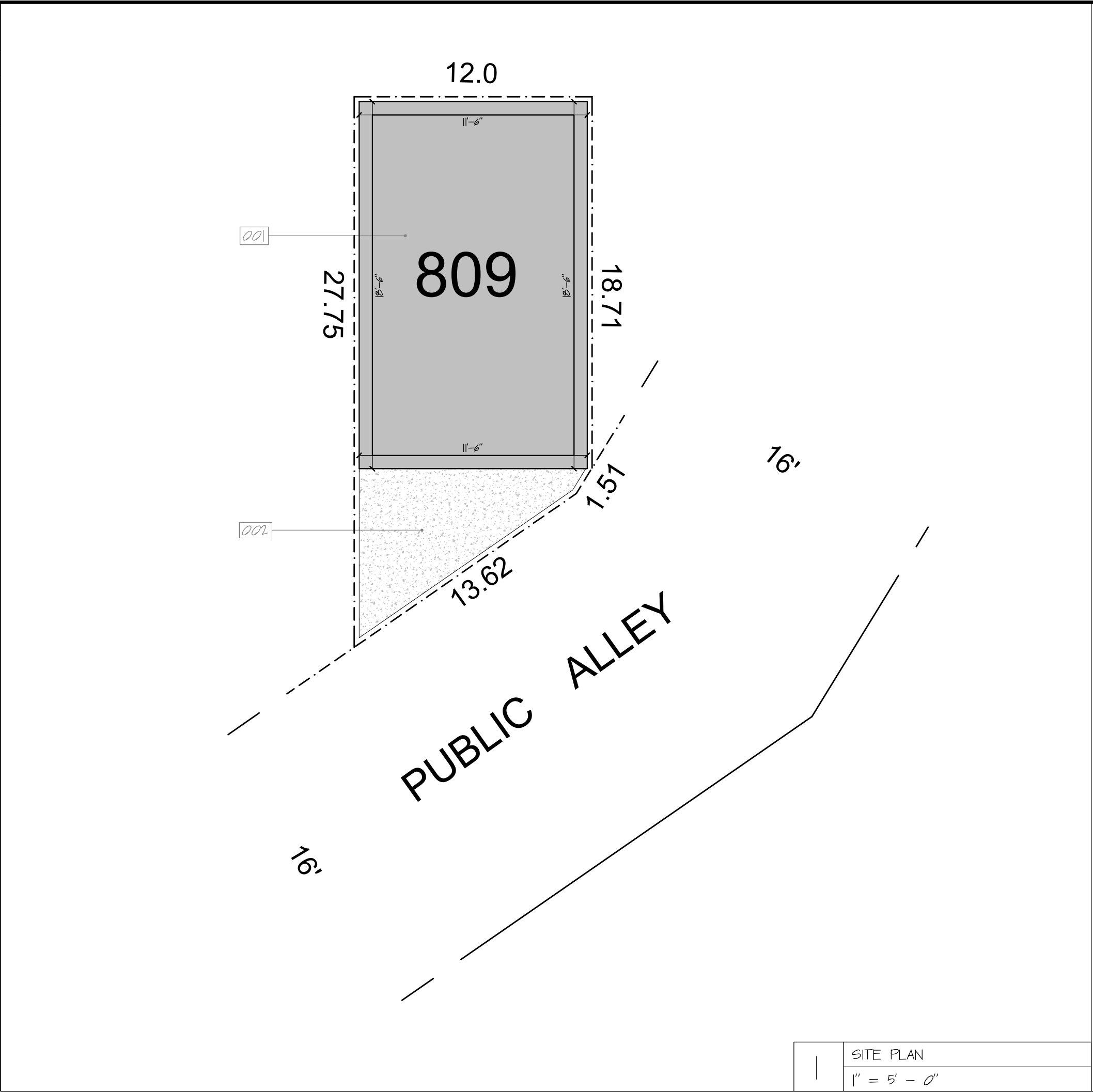
NORTH ARROW

ELEVATION MARK

SLOPE INDICATOR

1. NEW 213 SQUARE FEET ONE STORY DETACHED GARAGE IN PLACE OF EXISTING.

2. NEW 60 SQUARE FEET STEEL REINFORCED CONCRETE DRIVEWAY IN PLACE OF EXISTING.



DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 3, 2022

Plat for Building Permit of :

SQUARE 2062 LOT 809

Scale: 1 inch = 10 feet

Recorded in A & T Book Page 3595-C

Receipt No. 22-04789

Drawn by: B.D.M.

Furnished to: JEREMY BUSSE

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Jeremy D. Busse

For Surveyor, D.C.

Signature: *Jeremy D. Busse*

Date: 08-18-22

Printed Name: JEREMY BUSSE Relationship

To Lot Owner: AGENT

If a registered design professional, provide license number and include stamp below.

ARCH000993

1. I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy previous surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application; and

3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;

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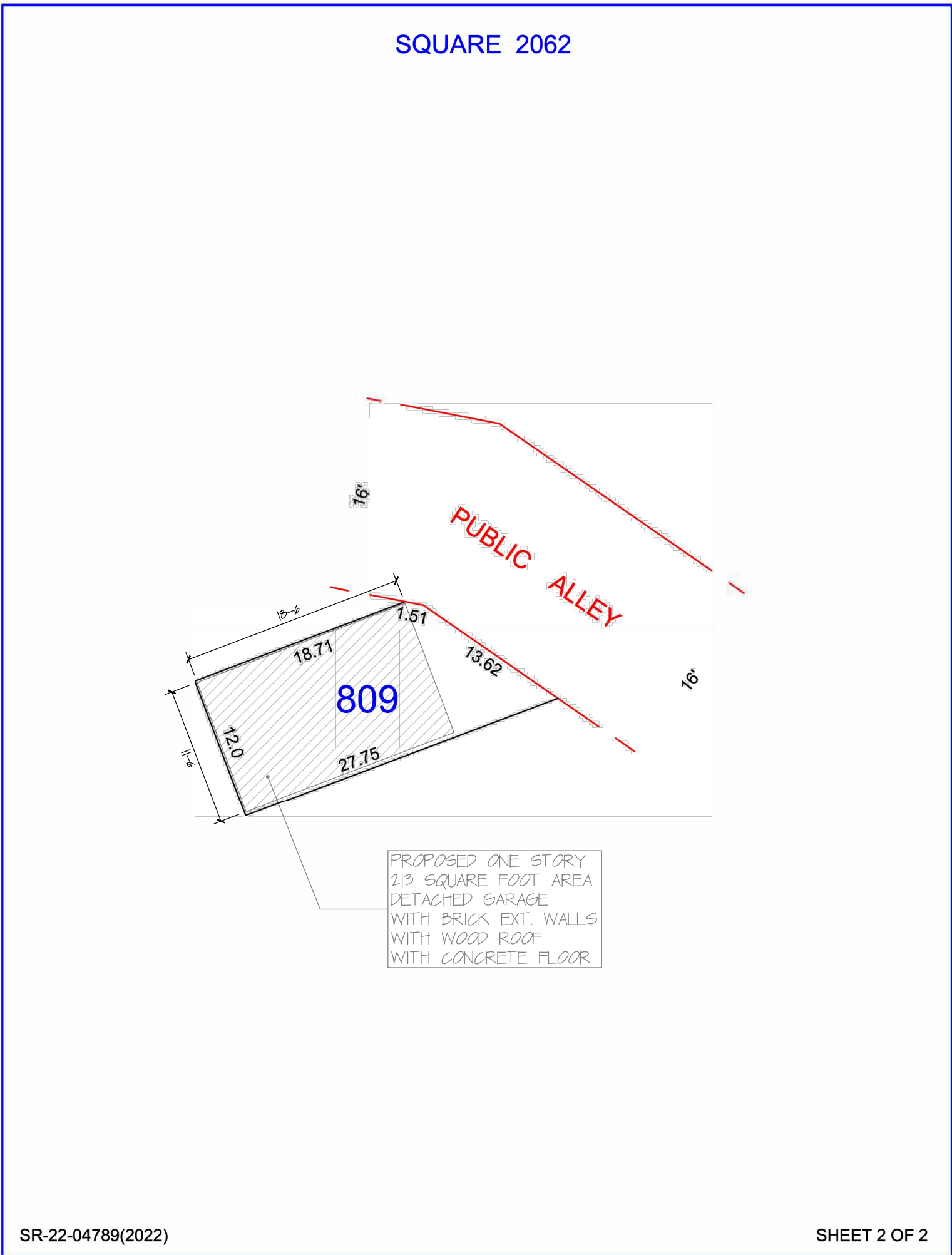
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0 10 30 50

SCALE: 1:10

SR-22-04789(2022)

SHEET 1 OF 2



APPROVAL STAMPS:

SEAL:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF:

- MD, #18426, EXP. 2023-03-01
- VA, #040101763, EXP. 2023-03-31
- DC, #ARC000993, EXP. 2024-04-30

Jeremy D. Busse

ARCHITECT:

ADVANCED BUILDING DESIGN architects

PROJECT:

DETACHED GARAGE
REPAIR AND RENOVATE
SEAGRAVE RESIDENCE
3112 RODMAN ST NW
WASHINGTON, D.C.
20008

VERSION	DESCRIPTION	DATE
#1	DRAFT CONCEPT A	07/21/22
#2	PERMIT APPLICATION	08/18/22

GRAPHIC SCALE:

0 1 2 3 4 5 6 7 8 9 10
DIMENSIONS ARE ROUGH UNO

DRAWN BY: J. D. BUSSE
1760 SUGAR HILL ROAD
MAURERTOWN, VA 22644
CELL: (202) 309 1036
EMAIL: TEAM@ABD-INC.COM

DRAWING:

CIVIL
SITE PLAN

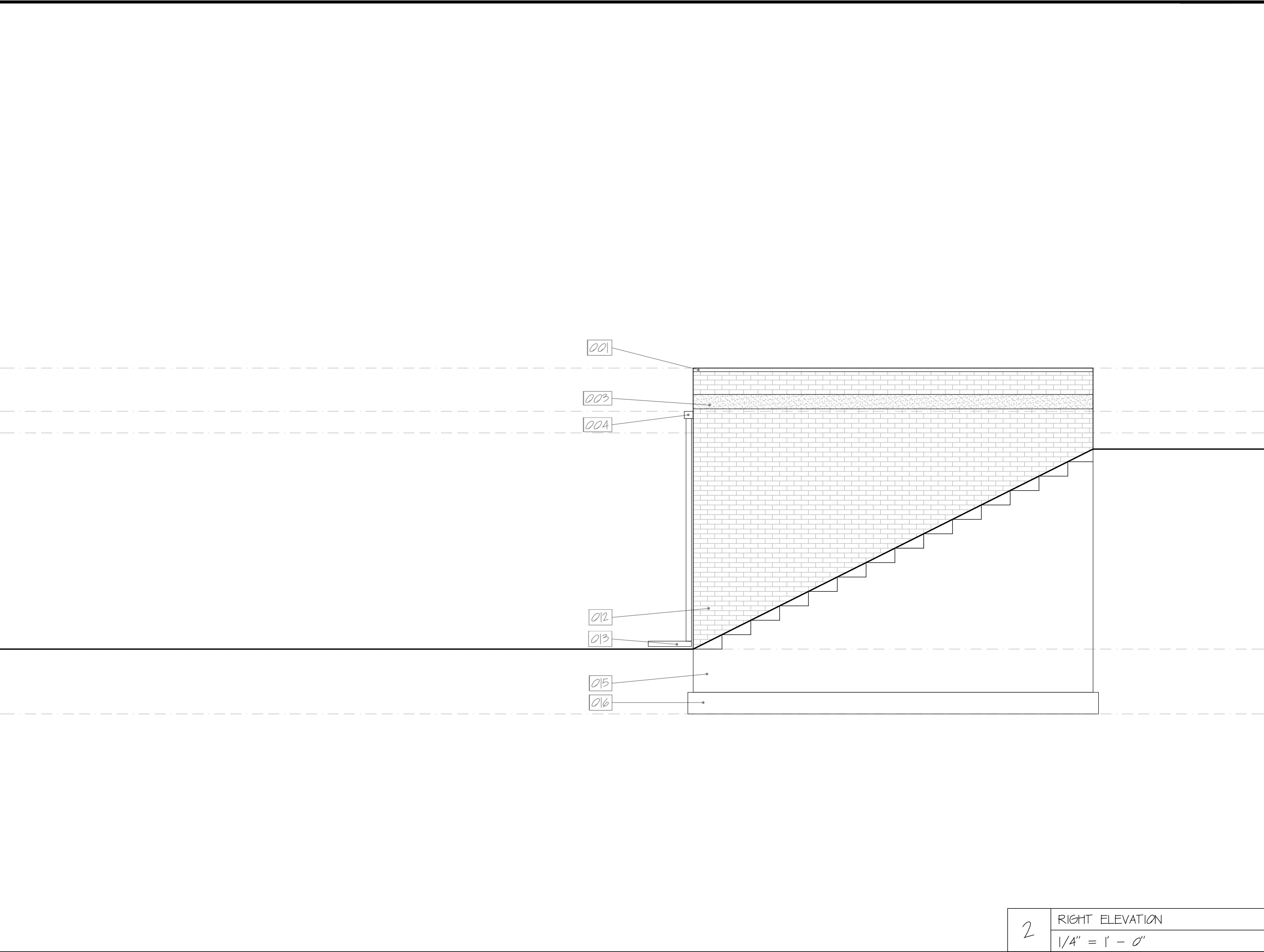
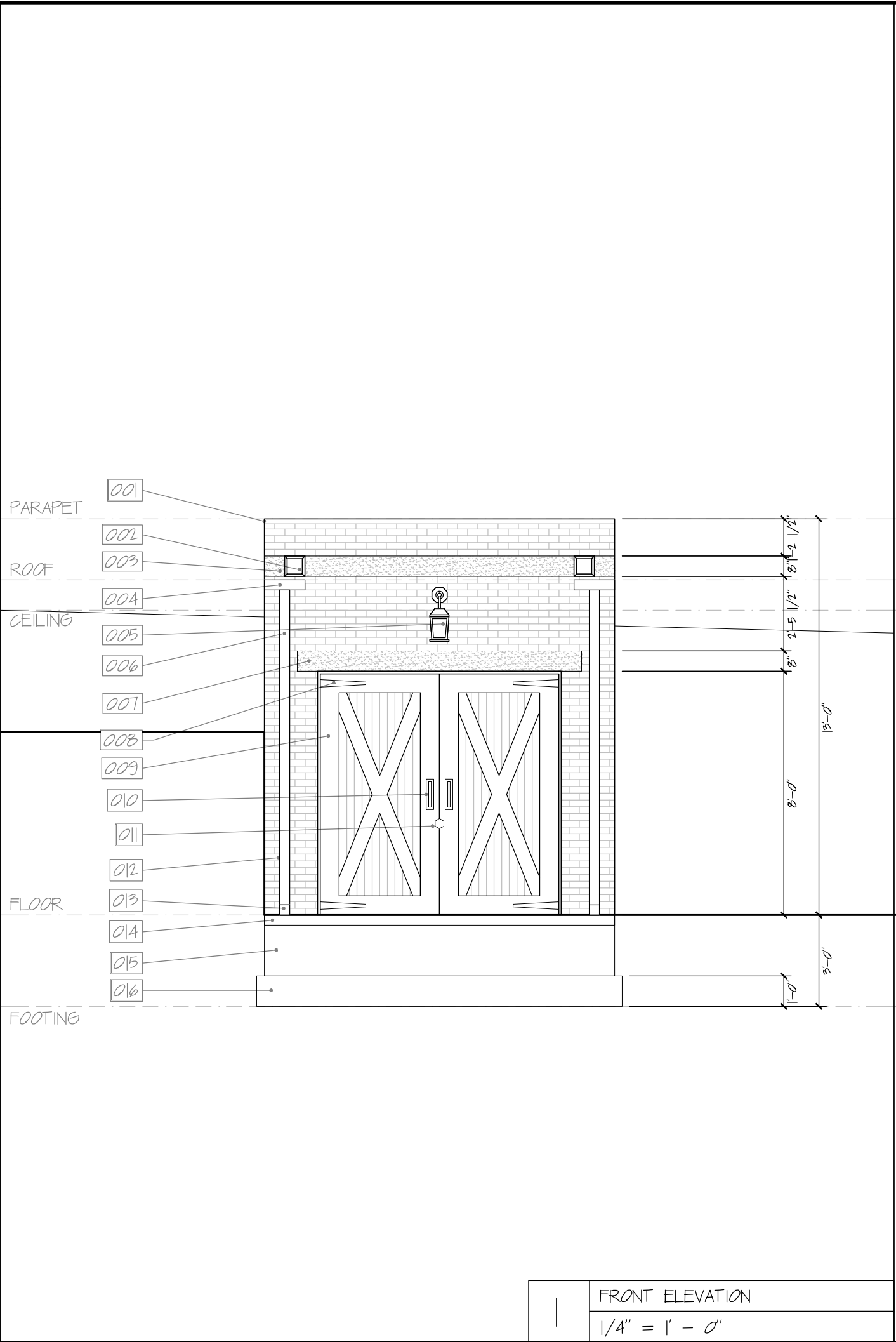
SHEET NO:

C-001

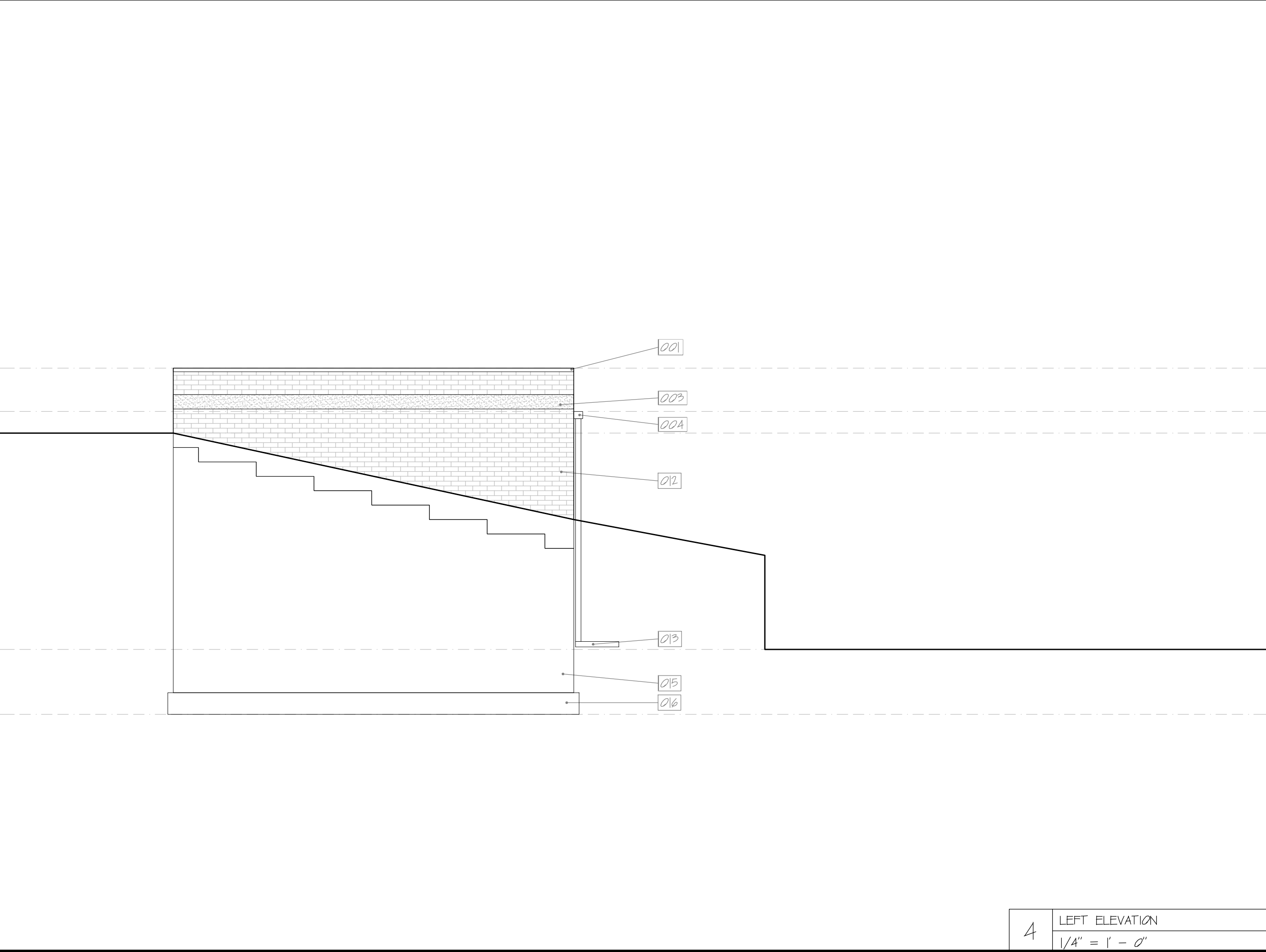
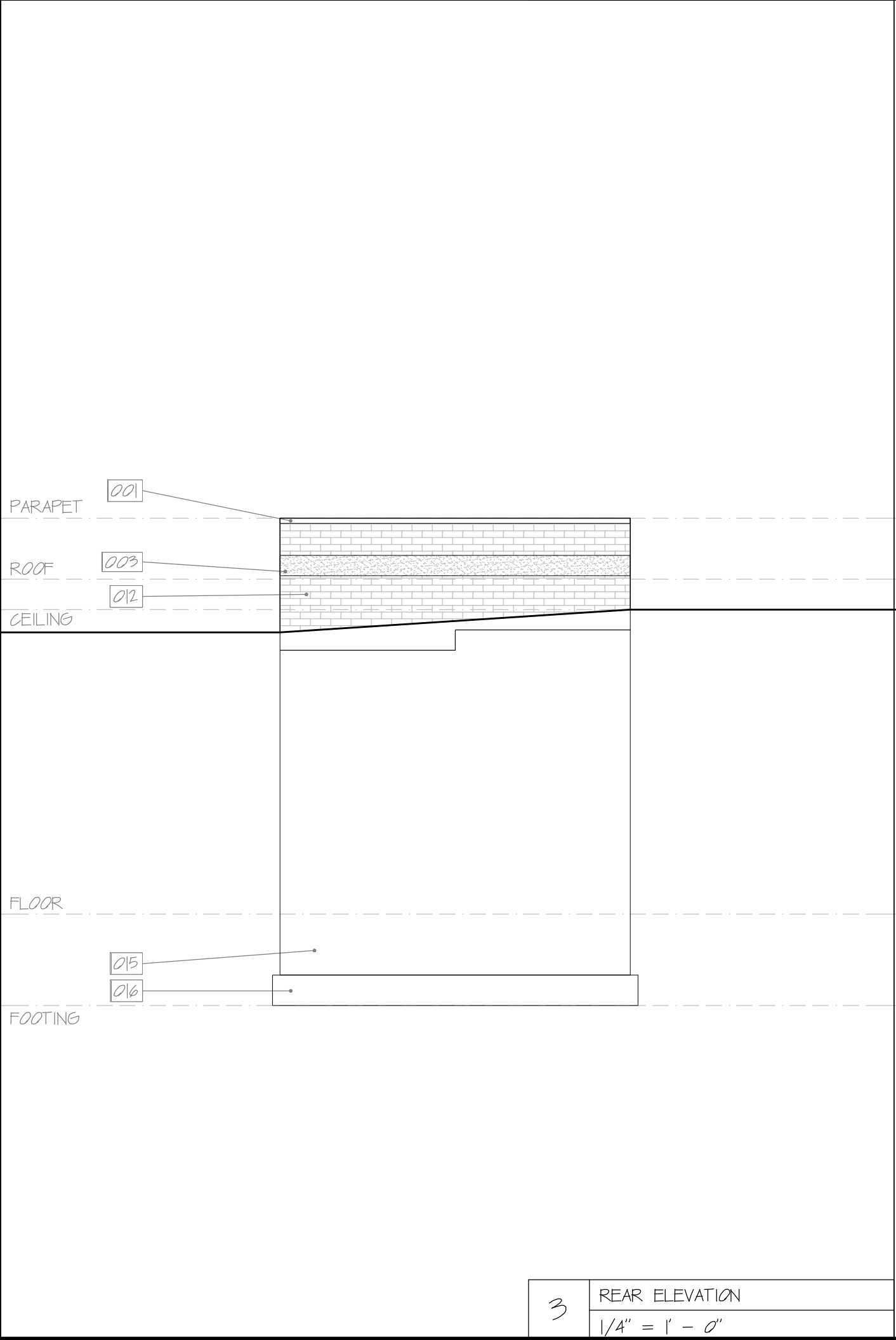
LEGEND	
EXISTING WOOD FRAMED WALL (L.B.)	
EXISTING WOOD FRAMED PARTITION (N.L.P.)	
DEMOLISHED WALL	
EXISTING CONCRETE MASONRY UNIT WALL	
EXISTING BRICK WALL	
EXISTING STEEL STRUCTURE	
WINDOW	
DOOR	

NOTE:

- MASONRY WALLS BELOW GRADE WILL BE CONSTRUCTED OF STEEL REINFORCED 8" THICK CONCRETE MASONRY UNITS ONLY.
- MASONRY WALLS ABOVE GRADE WILL BE CONSTRUCTED OF STEEL REINFORCED 4" THICK CONCRETE MASONRY UNITS ON THE INSIDE AND 4" THICK CLAY BRICK ON THE OUTSIDE.
- FLOOR SLABS WILL BE CONSTRUCTED OF STEEL REINFORCED 4" THICK CAST-IN-PLACE CONCRETE.
- FOUNDATIONS WILL BE CONSTRUCTED OF STEEL REINFORCED 12" THICK CAST-IN-PLACE CONCRETE.
- ROOF WILL BE CONSTRUCTED OF 2X WOOD JOISTS WITH PLYWOOD SHEATHING AND COVERED WITH TORCHED DOWN MINERAL SURFACED ROLL ROOFING OR EQUIVALENT.



- KEY NOTES
- WALL CAP FLASHING: BRAZED AND SEALED COPPER 20 GAGE SHEET METAL.
 - SCUPPER FLASHING: BRAZED AND SEALED COPPER 20 GAGE SHEET METAL.
 - DECORATIVE BAND: 4" THICK PRECAST REINFORCED COLORED CONCRETE.
 - GUTTER: 6" DIAMETER HALF ROUND COPPER 20 GAGE SHEET METAL.
 - LIGHT FIXTURE: FACTORY FINISHED METAL AND GLASS.
 - DOWNSPOUT: 4" DIAMETER ROUND COPPER 20 GAGE SHEET METAL.
 - DECORATIVE LINTEL: 4" THICK PRECAST REINFORCED COLORED CONCRETE.
 - DOOR HINGE: FACTORY FINISHED METAL.
 - GARAGE DOOR: STAINED AND SEALED 2" WOOD SIDE HINGED DOUBLE DOORS WITH METAL REINFORCED JOINTS.
 - DOOR HANDLE: FACTORY FINISHED METAL.
 - DOOR LOCK: PREFABRICATED DISC LOCK GLASS PAINTED BLACK.
 - EXTERIOR WALL EXTERIOR WYTHE: 4" THICK CLAY MASONRY UNIT (STANDARD FACE BRICK) WITH FLUSH STRUCK MORTAR JOINTS.
 - LEADER: PREFABRICATED FLEXIBLE BLACK PLASTIC PIPE.
 - DRIVEWAY AND APRON: BROOM FINISHED SEALED STEEL REINFORCED 4" THICK CAST-IN-PLACE CONCRETE SLAB-ON-GRADE.
 - FOUNDATION: STEEL REINFORCED GROUT FILLED 8" THICK CONCRETE MASONRY UNIT WALL.
 - FOOTING: STEEL REINFORCED 12" THICK CAST-IN-PLACE CONCRETE MAT.



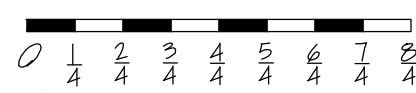
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SEAL:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF:
•MD, #B9406, EXP. 2023-03-07
•VA, #0420101763, EXP. 2023-03-31
•DC, #ARC100393, EXP. 2024-04-30


ARCHITECT:
ADVANCED BUILDING DESIGN architects

PROJECT:
DETACHED GARAGE
REPAIR AND RENOVATE
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1760 SUGAR HILL ROAD
MAURERTOWN, VA 22644
CELL: (202) 309 1036
EMAIL: TEAM@ABD-INC.COM

DRAWING:
EXTERIOR ELEVATION

SHEET NO:
A-301