

21 September 2026

VIA Interactive Zoning Information System (IZIS)

DC Board of Zoning Adjustment
441 4th St NW # 200
Washington, DC 20001

RE: 3311 P St NW (Square 1254, Lot 836)

On behalf of Three Three One One, LLC and Maria C. Van Den Bussche, we are submitting the following items in support of BZA Case 21483 (Square 1254, Lot 836). These changes are a result of input and interaction with the neighbors and ANC2E and have resulted in a reduction in the size of the addition.

We met with the neighbors on Tuesday, 15 September 2026, including a thorough review of the changes, as well as shadow studies. The neighbors requested additional revisions and shadow studies, which have been included in the revised exhibits.

In addition, we have included information about the photovoltaic array located at the adjacent 3309 P Street NW on the plat, plans, and shadow studies. As the existing array is located to the south of the proposed addition, there is no impact on the electrical production.

- Revised Plat: Updated to reflect reduced size
- Revised Plans: Updated to reflect reduced size
- Revised Form 135: Updated to reflect reduced size
- Revised Shadow Studies: Updated to reflect reduced size and additional shadow study

We believe that the application is complete, and we look forward to discussing this matter at the upcoming hearing on Wednesday, 21 October 2026. Please do not hesitate to contact us with any questions, either at (202) 683-6260 or will@teass-warren.com. Thank you in advance for your consideration.

Respectfully submitted,



Will Teass, AIA LEED AP
Principal, Teass \ Warren Architects

Certificate of Service

I hereby certify that on 21 September 2026 a copy of the foregoing document was served, via electronic mail, on the following:

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