GOVERNMENT OF THE DISTRICT OF COLUMBIA

# Advisory Neighborhood Commission 2E

**Representing the communities of Burleith, Georgetown, and Hillandale**

3265 S Street, NW • Washington, DC 20007
(484) 885-8814 • 2E@anc.dc.gov

September 30, 2026

Ms. Michelle Pourciau
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

**RE: BZA Case 21483; 3311 P Street, NW (Square 1254, Lot 836). Request for a Special Exception for a two-story plus basement addition to exceed the 10 ft. extension beyond the farthest rear wall of an adjacent property permitted in 11 DCMR Sub. D §207.5.**

Dear Chairperson Pourciau,

On September 28, 2026 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by four commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (4-0-0) with regard to the above-referenced matter:

ANC 2E opposes the 3311 P St., N.W. application for zoning relief to build a rear addition as submitted to the BZA. The applicant's property is located near the intersection of P St., N.W., and 33rd St., N.W., and is adjacent to a much smaller residence, on a much smaller lot. The existing 3311 P structure already exceeds the farthest rear wall of its neighbor by 12.9 ft, which is 2.9 ft. beyond the 10 ft. stated in the zoning regulations as a matter of right. A Special Exception would seek an additional 14 feet on the first floor which would take the farthest rear wall of 3311 P to extend beyond the farthest rear wall of the adjacent house by 26.9 ft – more than twice the permissible amount. 26.9 feet is TOO FAR and will cause adverse impacts on neighboring properties. Important to note is that P Street slopes down from West to East and this means that this project will be much higher to all homes on 33rd street that back up to this project.

Specifically:

1. An addition of this size and scale will adversely affect the light, air, use and enjoyment of adjacent properties on P St., and neighboring properties on 33rd St., N.W. These impacts will be especially severe because P St. slopes downward towards 33rd St., making the

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addition 28 ft. tall when viewed from the adjacent house at 3309 P St., N.W., and 33 ft. tall when viewed from the 33rd St. houses (1508, 1510, and 1512) to the east which are on lower ground.

2. The large windows at the rear of the second floor of the addition will affect privacy at 3313 P St., N.W., and at 1510 and 1512 33rd St., N.W. Also the outdoor garden area off that 2nd floor is of concern since this has the potential to become a deck that would also tower over neighbors.
3. The addition will increase the shade to the neighboring properties.

Several of the affected neighbors are participating in the BZA proceeding as Opposing Parties. We note that the applicant has met with neighbors and sought to reduce the second floor to 10 feet in an effort to compromise.

ANC 2E asks the BZA to give great weight to this Resolution opposing the application for a Special Exception, and asks the BZA to give serious consideration to the neighbors' opposition.

Commissioners Topher Mathews (2E02@anc.dc.gov) and Paul Maysak (2E03@anc.dc.gov) are the Commission's representative in this matter.

Respectfully submitted,



Topher Mathews
Chair, ANC 2E