District of Columbia
Office of Planning

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Matthew Jesick, Development Review Specialist
MBR
Maxine Brown-Roberts, Associate Director for Development Review

DATE: October 9, 2026

SUBJECT: Supplemental Report - BZA #21483 — Request for relief to construct a rear addition to an existing single family row dwelling at 3311 P Street, NW.

The report below is based on the information provided by Three Three One One, LLC and Maria C. Van Den Bussche (Applicant) subsequent to the requested postponement of the public hearing granted on September 4, 2026.

I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following required relief:

- E § 207.4, pursuant to E § 207.5 – Rear Yard / Depth of Rear Addition (Additions more than 10 feet beyond neighbor's rear wall permitted by special exception; 12.9 feet beyond neighbor existing; 26.9' beyond neighbor proposed). *special exception*

II. LOCATION AND SITE DESCRIPTION

Applicant	Three Three One One, LLC and Maria C. Van Den Bussche
Address	3311 P Street, NW
Legal Description	Square 1254, Lot 836
Ward / ANC	Ward 2, ANC 2E
Zone	R-3/GT – Moderate density rowhouses
Historic District / Resource	Georgetown Historic District
Lot Characteristics and Existing Development	• Rectangular lot 16.5' x 125'; • Existing development is a 2-story plus basement, single-family, attached dwelling; • Existing trellis structure at the rear of the 1st floor; • Building is presently 12.9' beyond the building to the east, and approximately 16' shorter than the building to the west.

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CASE NO. 21483
EXHIBIT NO. 39

Adjacent Properties and Neighborhood Character	Immediate surrounding area consists of similarly-scaled rowhouses, except the building to the east is not as deep as the subject building; The building to the east and buildings on 33rd Street sit lower in elevation than the subject property; Several homes along P Street, west of the subject site, appear to have rear additions; The larger neighborhood appears to be mostly rowhouses, with some small multi-family buildings and civic uses nearby; Wisconsin Avenue corridor is about one block to the east.
Proposal	Construct a two-story rear addition, extending to the rear 14 feet on the 1st floor and 10 feet on the 2nd floor; The addition would result in a total building length of 26.9' past the home to the east, and would be approximately two feet shorter than the home to the west.

III. ZONING REQUIREMENTS AND RELIEF REQUESTED

Standard	Requirement	Existing	Proposed	Relief
Lot Width D 202	20'	16.5'	No change	Existing Non-Conforming
Lot Depth n/a	n/a	125.1'	No change	Conforming
Lot Area D 202	2,000 sf	2,062 sf	No change	Conforming
Height D 203	40' 3 Stories	34.3' 3 Stories	No change	Conforming
Rear Yard D 207	20'	53.4'	39.6'	Conforming
Rear Yard / Depth of Rear Addition D 207.4	**Rear additions more than 10 feet beyond an adjoining neighbor's rear wall permitted by special exception**	**12.9' beyond neighbor to the east**	**26.9' beyond neighbor to the east**	**Required**
Lot Occ. E 210	60% – MOR 70% – Sp. Ex.	47%	56.6%	Conforming

IV. ANALYSIS

Additions more than 10 feet beyond the adjoining neighbor's rear wall can be approved by special exception, pursuant to D § 207.5 and D § 5201. The relevant sections are reviewed below.

5201.1 *For an addition to a principal residential building with one (1) principal dwelling unit on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:*

(a) Lot occupancy subject to the following table:

TABLE D § 5201.1(a): MAXIMUM PERMITTED LOT OCCUPANCY BY SPECIAL EXCEPTION		
Zone	*Type of Structure*	*Maximum Lot Occupancy*
All R-3 zones except R-3/GT	*All Structures*	*70%*
R-3/GT	*Row*	
R-3/GT	*Detached* *Semi-Detached*	*50%*
All other R zones	*All Structures*	

*(b) **Yards**, including front setback and alley centerline setback; and*
(c) Pervious surface.

5201.2 & 5201.3 Not Applicable

5201.4 An application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

(a) The light and air available to neighboring properties shall not be unduly affected;

The light and air available to adjacent properties should not be unduly affected. An examination of Exhibit 36C, the Revised Sun Study, indicates that the addition would result in a small amount of new shadow within rear yards, but not enough to result in an undue impact on the light and air available to adjacent properties. During the winter solstice, the sun study indicates that there would be no new shadows. At the equinox, small pockets of new shadow would be added in the morning to the property to the west (3013 P Street) and in the afternoon at (1510 and 1512 33rd Street) to the east.

At the summer solstice, it appears that new shadow would be present on the east during the mid-afternoon (3309 P Street and 1510 33rd Street), and a small sliver of new shadow in the evening (1508 and 1510 33rd Street). OP notes that the sun study contains an error in that some new shadow at the 9:00 AM hour on the roof of the home to the west is not shown in the orange color denoting "additional shadow". In that location some new shadow would fall on existing skylights at 3313 P Street for that period of the morning. Accounting for that mis-coloring of the sun study, however, does not alter the conclusion that any potential light impacts would not be undue.

The scale of the addition should also not unduly impact the air available to neighboring properties. Much of the mass of the extended first floor would be behind the height of the existing brick wall on the east, and the brick wall on the west and existing addition to the property to the west. The ten feet of additional depth on the second floor should not substantially change the flow of air to nearby properties.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The proposed addition should not unduly impact the privacy available to neighboring properties or the subject property. Views to and from the addition should be substantially similar to views to and from the existing building. No windows are proposed for the east wall of the addition, and mostly clerestory windows on the west side. The one lower window on the west side would face the court on the subject property and the blank wall on the property line. While any changes to the degree of privacy would not be undue, in order to add to the sense of privacy, OP suggested to the applicant that they examine a different door type at the 2nd floor to reduce the amount of glazing. OP understands that the applicant is examining the issue.

> *(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 and alley frontage; and*

The proposed construction would not be visible from any public way. A small alley exists east of 3309 P Street, but the public portion of that alley ends south of the rear wall of 3309, which would block any potential views of the addition from public space. So while this criterion is not applicable, OP did suggest to the applicant that they consider an alternative color to the black exterior shown in the renderings – a color more compatible with either the existing unpainted brick of the east façade, or the softer tone of the existing rear and west façades of the subject building. OP understands that the applicant is studying the issue.

> *(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as existing and proposed plans, elevations and section drawings, as well as photographs including ones demonstrating the overall streetscape pattern and character, sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.*

The application materials include plans, elevations, photos and site plans.

5201.5 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

As noted above, OP suggested to the applicant that they examine potential changes to the 2nd-floor doors and to the color of the exterior paneling.

5201.6 This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories, as a special exception, except as permitted for alley lots pursuant to D § 5201.3.

Granting relief would not result in the introduction of a nonconforming use. The applicant plans

to maintain the existing single-family dwelling use. The proposal would also no exceed the allowed lot occupancy, height or number of stories allowed in the R-3/GT zone.

General Special Exception Criteria – Subtitle X § 901.2

901.2 (a) [Granting the special exceptions] Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;

Granting the requested rear yard / depth of rear addition relief should not impair the intent of the Regulations - to ensure open space on a lot, and to facilitate adequate light and air both to the subject property and to adjacent properties. Granting the relief should not unduly diminish those factors. The sun study indicates only a small degree of new shadow would be caused by the addition, and the scale of the project should not unduly affect air flow or privacy. The building would remain within the permitted height, and would also comply with lot occupancy and rear yard requirements, and would not result in a scale or intensity of use beyond that anticipated by the zone.

901.2(b) [Granting the special exceptions] Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps;

As addressed in the above analysis, the requested special exception for rear yard / depth of rear addition would not appear to adversely affect the use neighboring property. There should be no undue impacts regarding factors such as light, air or privacy.

V. COMMENTS OF OTHER DISTRICT AGENCIES

Exhibit 33 is a DDOT memo stating no objection to the application.

VI. ANC COMMENTS

ANC-2E provided a letter in opposition at Exhibit 38.

VII. COMMUNITY COMMENTS

The Board has granted party status in opposition to a group of nearby neighbors. Their statement in opposition is at Exhibit 22.

VIII. VICINITY MAP

