October 17, 2026

Board of Zoning Adjustment
District of Columbia Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, D.C. 20001

Submitted via email to bzasubmissions@dc.gov

Re: BZA Case No. 21483, 3311 P Street NW, Special Exception Request
Applicant: Three Three One One, LLC and Maria C. Van Den Bussche
Hearing: October 21, 2026

Dear Members of the Board:

I am the owner of 1512 33rd Street NW and write in opposition to the special exception request for the proposed two-story rear addition at 3311 P Street NW. I regret that I am unable to attend the hearing in person because I am currently out of the country.

I participated in preparing the testimony that the 3311 P 200-Footers are presenting at the hearing, and I reaffirm the arguments made there. I also note that Advisory Neighborhood Commission 2E voted unanimously on September 28 to oppose the request because of its impacts on surrounding properties, and I ask the Board to give the ANC's written report the great weight to which it is entitled.

The proposed addition would affect my property in two specific ways, each of which goes to the criteria of Subtitle D § 5201. First, it would increase shade on my rear yard, unduly affecting the light available to my property. Second, the north-facing windows and glass doors (or any windows that might replace them) on the second story at the rear of the addition would look directly down into my garden, unduly compromising the privacy of my use and enjoyment of it. Both effects would diminish my use and enjoyment of my property, and with it, its value.

I respectfully ask the Board to deny the special exception request. In the alternative, a one-story addition would have minimal impact on neighboring properties and would still allow the applicant to add a room to the house, as provided in the two-story plans. I would support approval of a special exception limited to a one-story addition.

Thank you for your consideration.

Sincerely,

Gregory T. Doolan
1512 33rd Street NW
Washington, DC 20007

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District of Columbia
CASE NO. 21483
EXHIBIT NO. 41