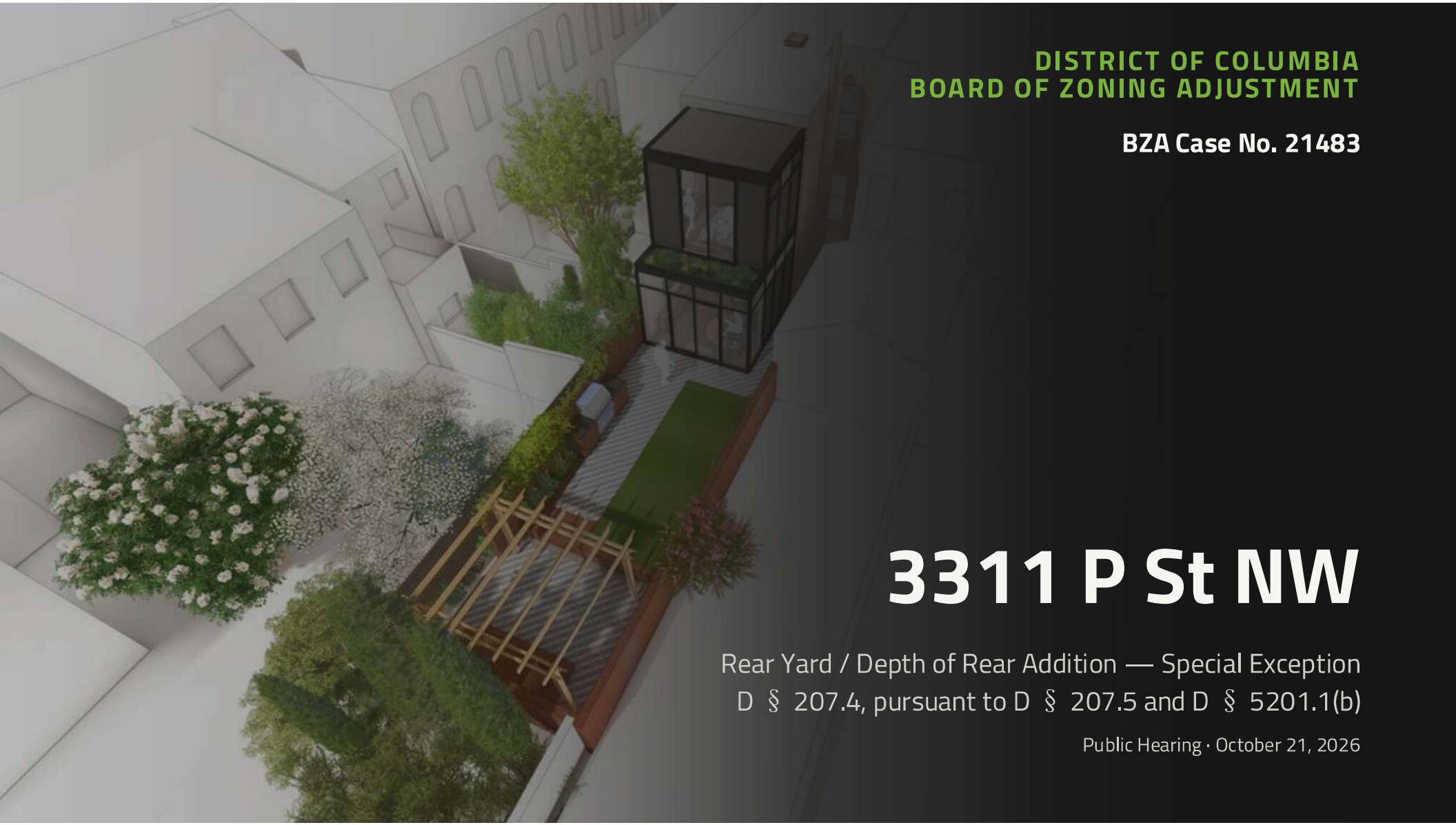


DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

**BZA Case No. 21483**

# 3311 P St NW

Rear Yard / Depth of Rear Addition — Special Exception
D § 207.4, pursuant to D § 207.5 and D § 5201.1(b)

Public Hearing · October 21, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21483
EXHIBIT NO. 44

\ HEARING ROADMAP

# What We Will Cover

## 01
### The Proposal
The site, the design, and the single point of relief requested.

## 02
### The Zoning Record
Full compliance across every standard, with one exception.

## 03
### Light, Air & Privacy
The governing standard, and the evidence against it.

## 04
### Design Mitigations
What the applicant has already incorporated.

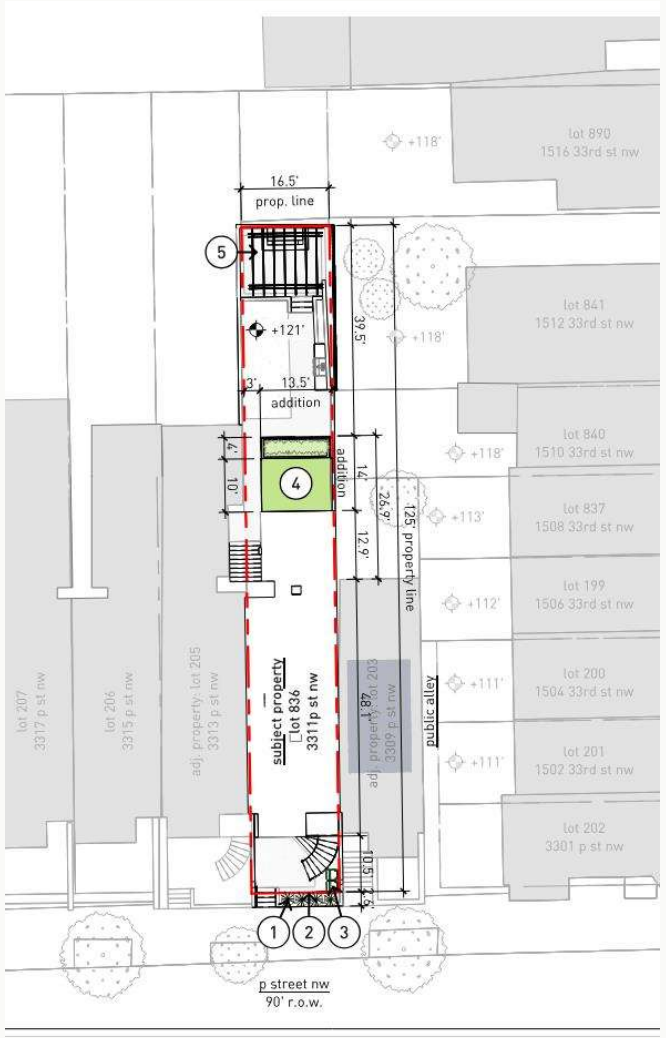
## 05
### The Planning Record
OP's recommendation, DDOT, and the community comments.

## 06
### Findings & the Ask
What we are requesting the Board approve today.

\ CASE SUMMARY

# The Property & the Applicant

| Field | Detail |
|---|---|
| Address | 3311 P Street, NW, Washington, DC 20007 |
| Square & Lot | Square 1254, Lot 836 |
| Ward / ANC | Ward 2 · ANC 2E, SMD 2E03 |
| Zone District | R-3/GT (Moderate-Density Rowhouses) |
| Historic District | Georgetown Historic District |
| Applicant / Owner | Three Three One One, LLC & Maria C. Van Den Bussche |
| Architect / Agent | Will Teass, Teass \ Warren Architects |



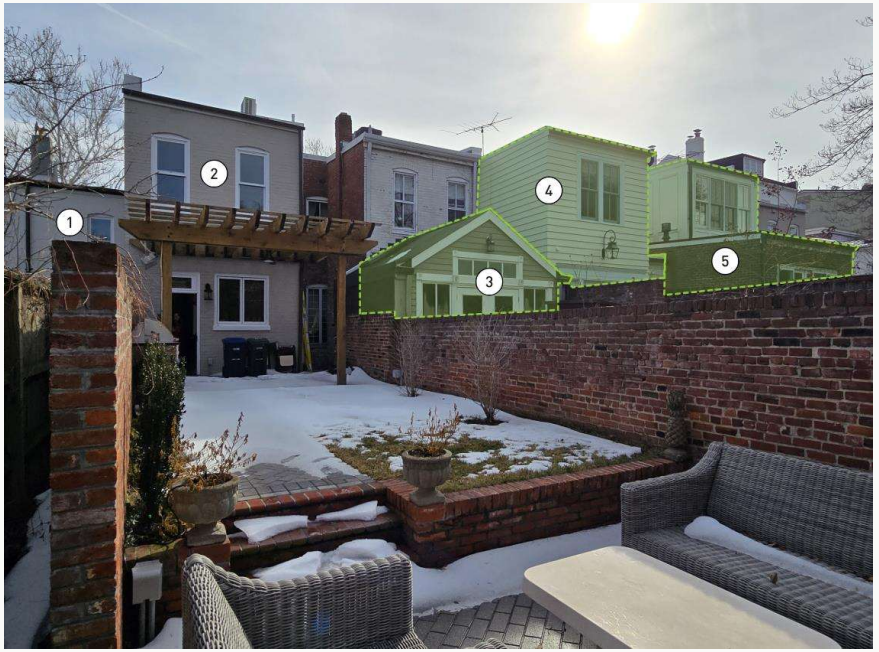
\ NEIGHBORHOOD CHARACTER

# Site Context

- The immediate surroundings are similarly scaled rowhouses
- The home to the east, 3309 P is shallower and sits at a lower elevation; the homes on 33rd Street behind it sit lower still and have extensive vegetative screening
- Several homes to the west along P Street already have rear additions







\ WHERE WE START

# Existing Conditions

- Lot: 16.5' × 125.1' with lot area of 2,062 sf
- Building: 2 stories plus basement, single-family attached dwelling
- An existing 14' wood trellis sits at the rear of the first floor; permitted to be relocated to rear
- From the building at 3309 P, subject property is already 12.9' beyond
- From the building at 3313 P, the subject building is already about 16' shorter.



\ WHAT IS BEING BUILT

# The Proposal

- Goal to relocate the primary bedroom to the rear of the house
- Ground floor: a 14’ family room addition
- Second floor: a 10’ bedroom addition, stepped back an additional 4' from the ground floor
- Result: 26.9' beyond the home to the east; about 2' shorter than the home to the west
- The existing trellis is relocated and reduced in height
- A new green roof covers the second-floor step-back
- Voluntary setback on the west side (contrasts with 3313 which extends the full width)
- The use of the property does not change



# Zoning Compliance at a Glance

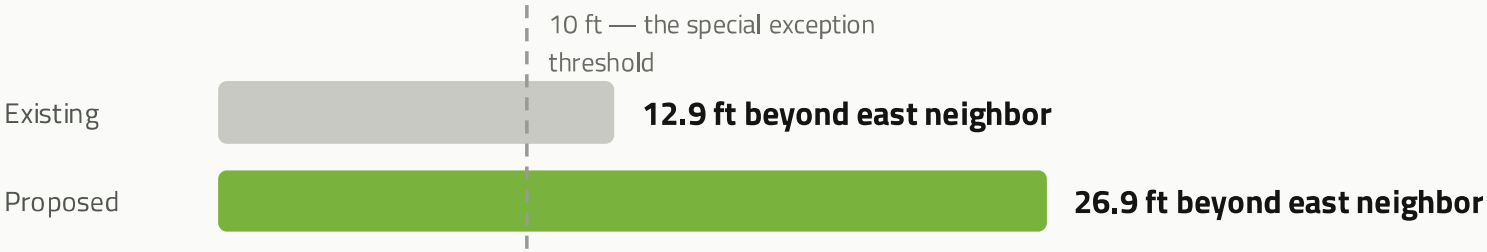
| Standard | Required | Existing | Proposed | Status |
|---|---|---|---|---|
| Lot width | 20' | 16.5' | No change | Pre-existing condition, only applies to new record lots |
| Lot area | 2,000 sf | 2,062 sf | No change | ✓ Conforming |
| Height | 40', 3 stories | 34.3', 3 stories | No change | ✓ Conforming |
| Rear yard | 20' | 53.4' | 39.6' | ✓ Conforming |
| Lot occupancy | 60% (70% by SE) | 47% | 56.6% | ✓ Conforming |
| Rear addition depth | >10' beyond neighbor, by special exception | 12.9' beyond east neighbor | 26.9' beyond east neighbor | Special exception requested |

*Every zoning standard on this lot is met or exceeded except one, and the Zoning Regulations provide exactly this relief pathway for it.*

\ D § 207.4 · D § 207.5 · D § 5201.1(B)

# The One Point of Relief Requested

Rear additions extending more than 10 feet beyond an adjoining neighbor's rear wall are not prohibited, the Zoning Regulations grant the Board authority to approve them by special exception. The subject building already exceeds that threshold today.




The relief sought is a 14' addition at the ground floor to an already-existing, legally-built condition

10 ft is the trigger for Board review, not a ceiling. The Regulations direct the Board to grant relief beyond it wherever the light, air, and privacy findings are satisfied, exactly as the Office of Planning's independent analysis finds here.

\ AN ESTABLISHED PATTERN, NOT AN OUTLIER

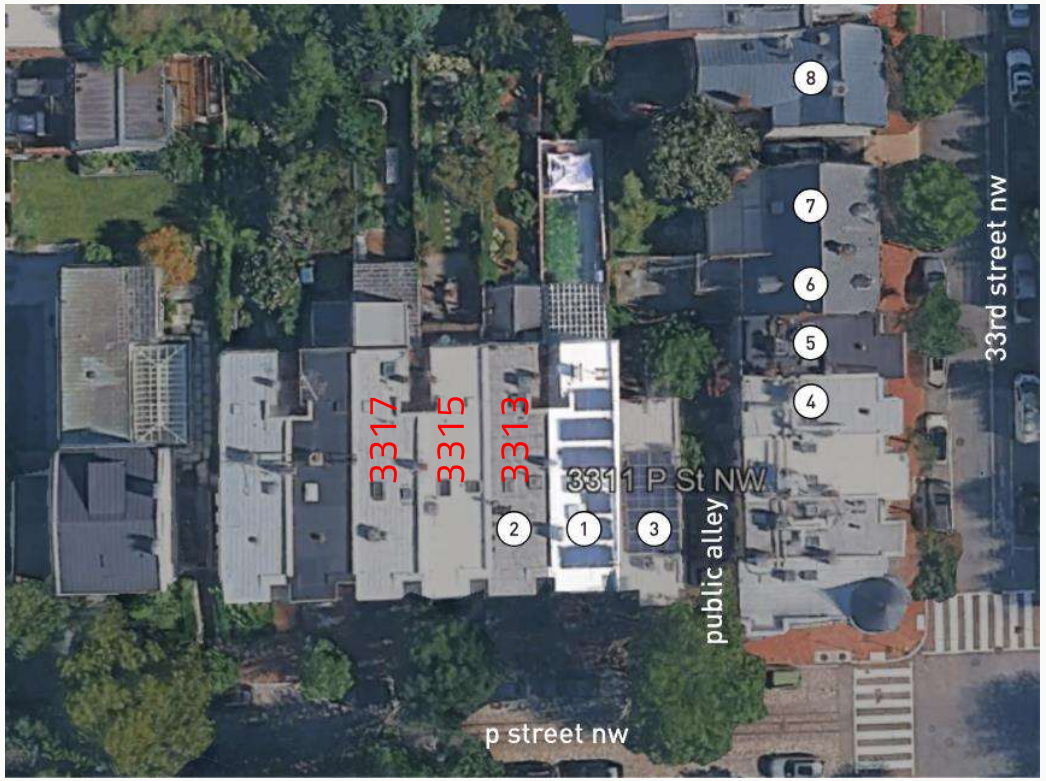
# Neighborhood Precedent for Rear Additions

Several additional homes further west along P Street also carry rear additions, per the Office of Planning's site review.

**3313 P Street**
One-story rear addition

**3315 P Street**
Two-story rear addition

**3317 P Street**
Two-story, stepped-back rear addition



WHAT THE BOARD MUST DECIDE

# The Governing Standard

This is a request for a **special exception**, not a variance, there is no practical-difficulty or hardship test to meet. Subtitle D § 5201.4 asks only whether the addition would have a substantially adverse effect on neighboring properties, specifically whether it would **unduly** affect:

D § 5201.4(a)
**Light & Air**

D § 5201.4(b)
**Privacy**

D § 5201.4(c)
**Visual Character**

In addition, the general special exception criteria, X § 901.2: harmony with the Zoning Regulations, and no adverse effect on the use of neighboring property. The following slides apply the evidence against this standard.

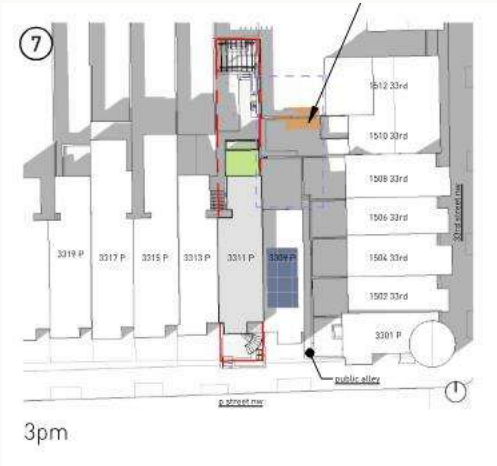
\ EXHIBIT D · EXHIBIT 36C

# Light & Air: The Sun Study

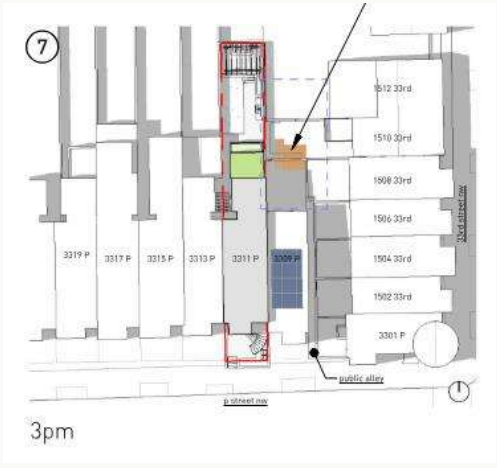
The Revised Sun Study models existing-versus-proposed shadow at three conditions each at 9 AM, 12 PM, 3 PM, and 6 PM:




**1. Winter Solstice**
December 21 · 9am – 6pm



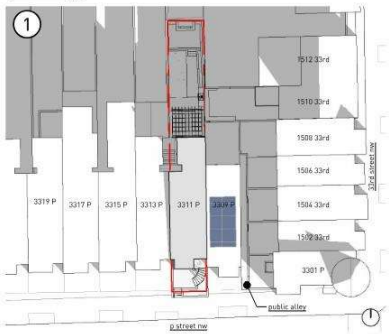

**2. Equinoxes**
March / September 21 · 9am – 6pm



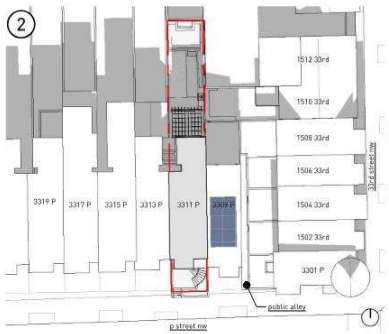

**3. Summer Solstice**
June 21 · 9am – 6pm

# exhibit d | shadow study - winter solstice (dec 21)

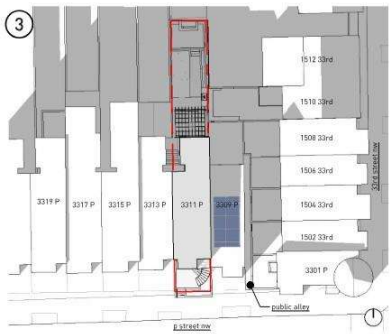
existing



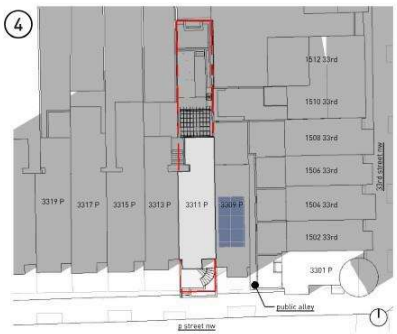

9am




12pm

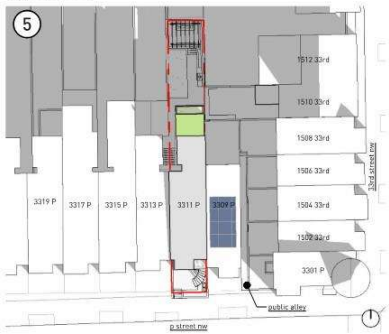



3pm

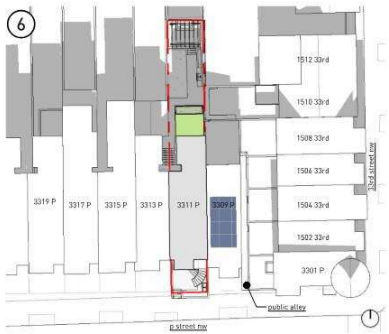



6pm

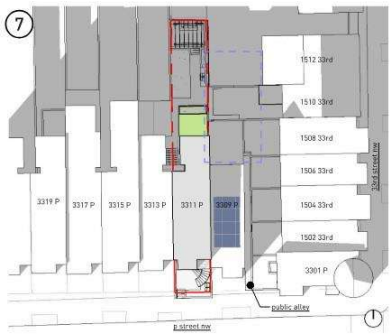
proposed



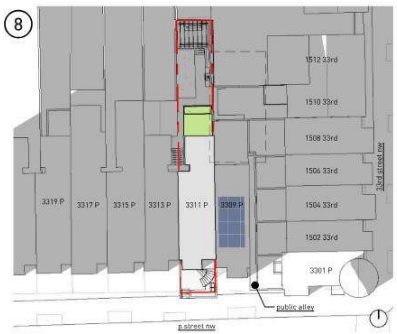

9am




12pm




3pm




6pm

key

= proposed addition

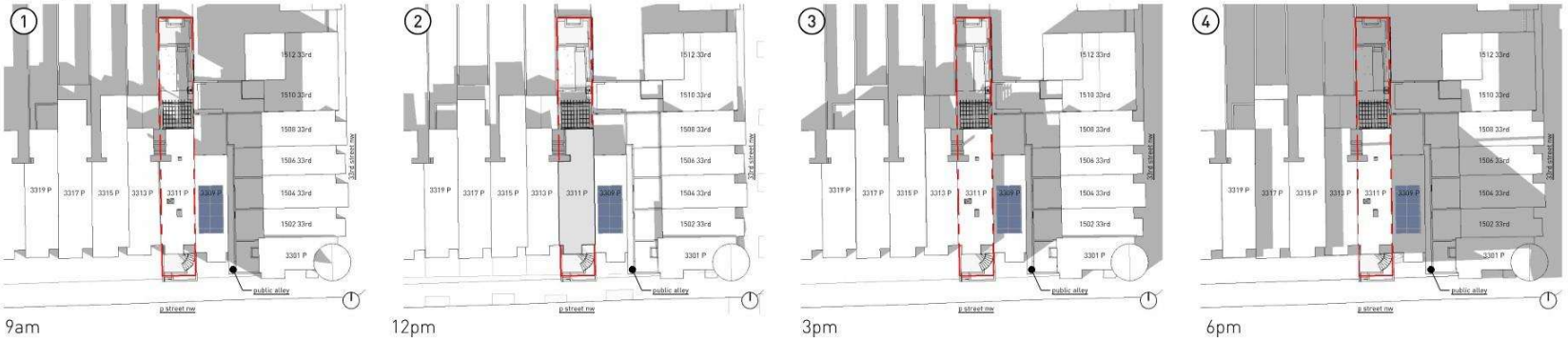
= additional shadow on neighboring properties

Click **here** for rendered animation with existing neighboring trees

At the neighbor's request, we added a solar study at 6pm to demonstrate minimal effects

# exhibit d | shadow study - equinoxes (march/sept 21)

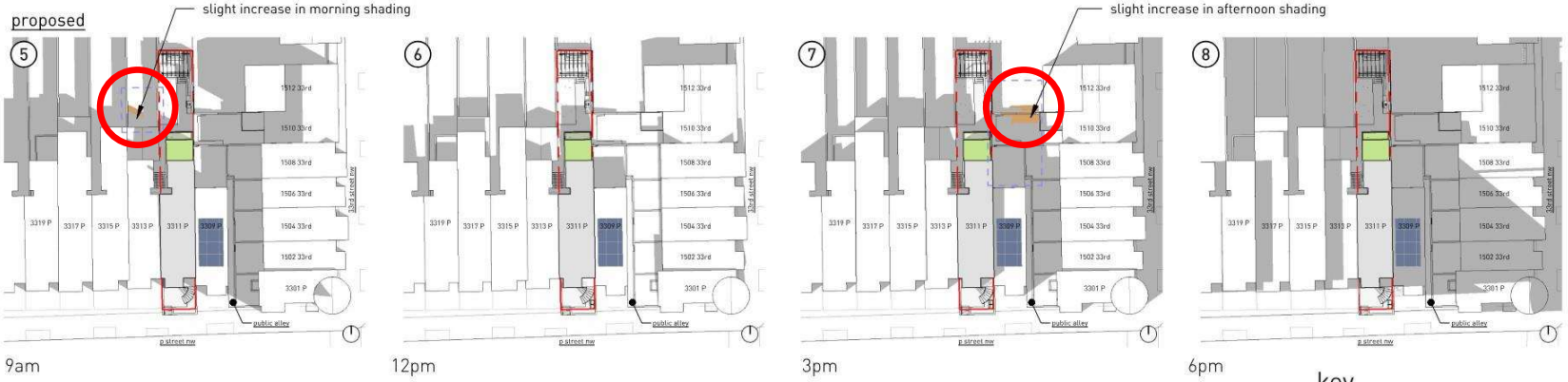
existing




proposed

slight increase in morning shading

slight increase in afternoon shading




key

= proposed addition

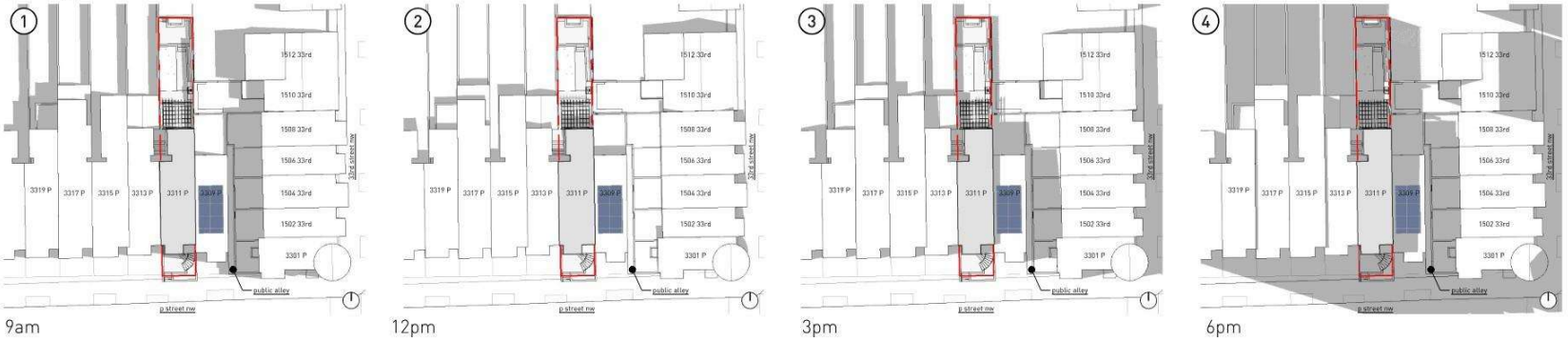
= additional shadow on neighboring properties

Click here for rendered animation with existing neighboring trees

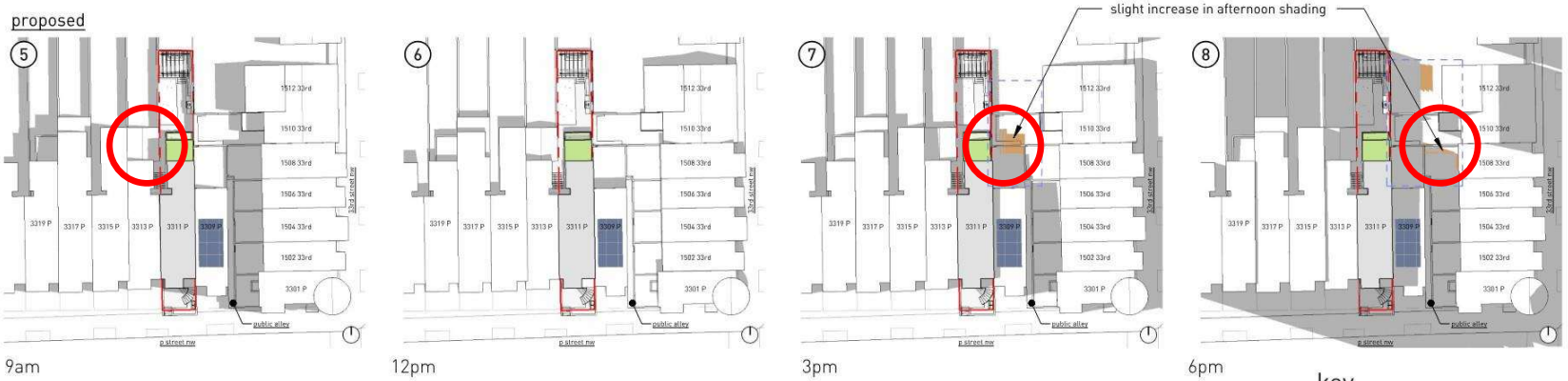
At the neighbor's request, we added a solar study at 6pm to demonstrate minimal effects

# exhibit d | shadow study - summer solstice (june 21)

existing




proposed




key

= proposed addition

= additional shadow on neighboring properties

Click here for rendered animation with existing neighboring trees

At the neighbor's request, we added a solar study at 6pm to demonstrate minimal effects

\ WHAT THE STUDY SHOWS

# Light & Air — Findings by Season

| Condition | Finding |
|---|---|
| Winter solstice | No new shadow on any neighboring property |
| Equinoxes | Small new-shadow pockets at mornings to the west and afternoons at the east |
| Summer solstice | New shadow mid-afternoon to the east; a small evening sliver at the east |

*'[The new shadow is] not enough to result in an undue impact on the light and air available to adjacent properties.'* — *DC Office of Planning, Supplemental Report*

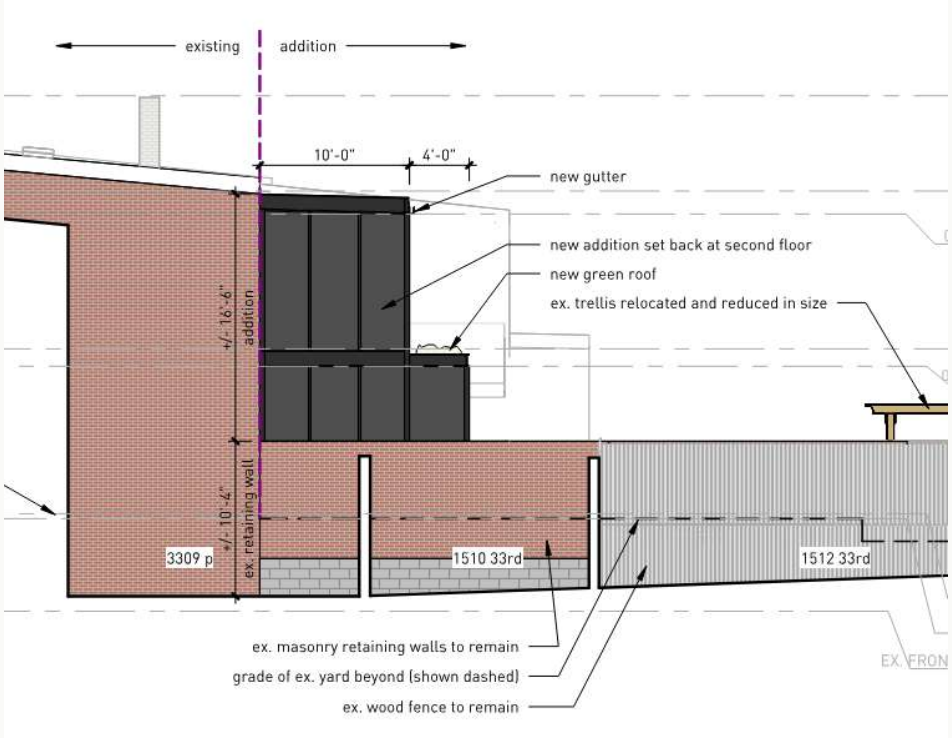
OP also flagged a minor coloring omission in the original study (morning shadow on skylights at 3313 P Street) and confirmed, after correcting it, the finding is unchanged.

The 33rd Street properties sit roughly 10' below the subject lot's grade, a real condition, but one already built into the sun study's modeled geometry and sun angles, not an additional, uncounted impact.

\ WHY THE SCALE DOESN'T CHANGE AIRFLOW

# Air Flow & Massing

- Much of the extended ground-floor mass sits behind the height of the existing brick wall to the east, and the brick wall and existing addition to the west
- The second floor steps back an additional 4', reducing the upper-level volume nearest neighboring yards
- OP's finding: the added 10' of second-floor depth "should not substantially change the flow of air to nearby properties"



\ WHAT THE PLANS SHOW

# Privacy

- No windows on the east wall, facing 3309 P Street
- West-facing glazing is clerestory only, set high above eye level (Exhibit 40 concern)
- The single lower window on the west faces the subject property's own private court and a blank property-line wall (no sightline onto any neighboring yard)
- The second-floor step-back is topped with a planted green roof, reached by a single sliding door (not a balcony or an occupiable deck)
- OP's finding: "Views to and from the addition should be substantially similar to views to and from the existing building"
- Glazing at that same rear second-floor door is under further study, at OP's suggestion, to add to the sense of privacy



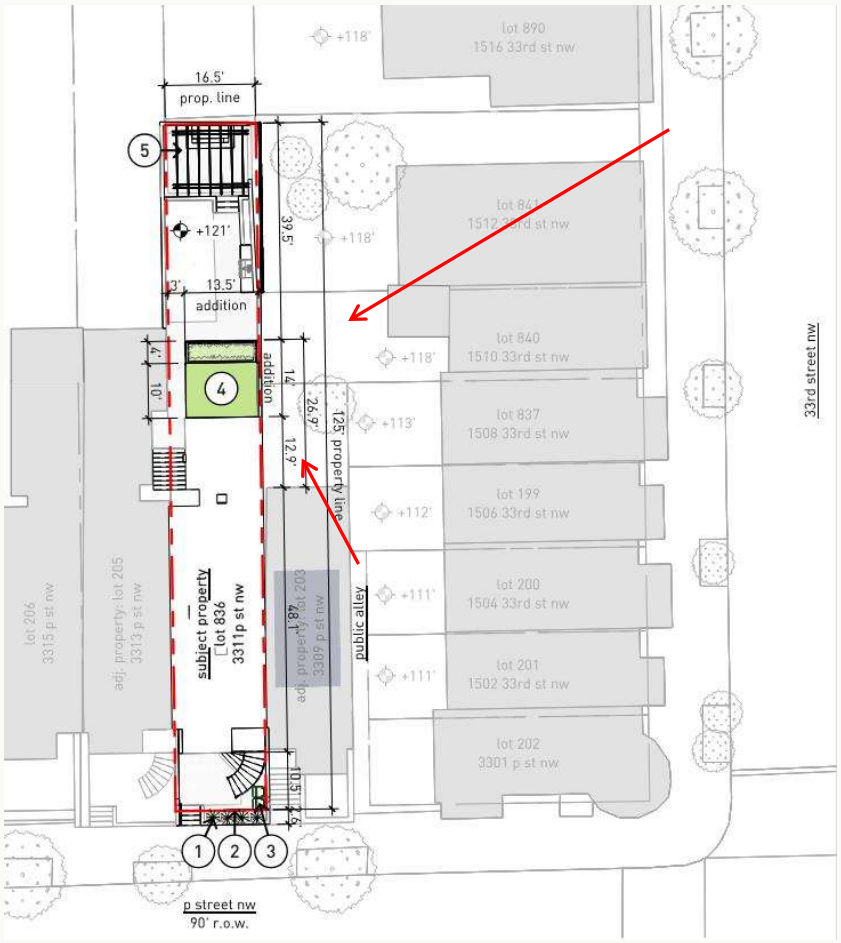
\ VIEWS FROM THE PUBLIC REALM

# Streetscape & Visual Character

- The addition is not visible from any public street or alley
- The public portion of the alley east of 3309 P Street ends short of that lot's rear wall, screening any view of the addition
- At OP's suggestion, a warmer exterior tone, compatible with the existing brick and the soft rear-façade tones, is under further study, in place of the black shown in early renderings.







\ WHAT THE APPLICANT HAS ALREADY DONE

# Voluntary Design Mitigations

- ✓ Second floor stepped back to a 10' depth, after the applicant met directly with affected neighbors
- ✓ No windows on the shared east wall
- ✓ Clerestory-only glazing on the west wall
- ✓ New planted green roof at the second-floor step-back, not a deck or occupiable terrace
- ✓ Exterior color under further study, at OP's suggestion
- ✓ Rear second-floor door glazing under further study, at OP's suggestion



THE OFFICE OF PLANNING'S INDEPENDENT RECOMMENDATION

# "OP recommends approval of the following required relief: D § 207.4, pursuant to D § 207.5 … Rear Yard / Depth of Rear Addition … special exception."

Matthew Jesick, Development Review Specialist · Maxine Brown-Roberts, Associate Director for Development Review
DC Office of Planning, Supplemental Report, October 9, 2026

\ WHERE EACH PARTY STANDS

# The Agency & Community Record

| Party | Position on Record |
|---|---|
| DDOT | ✓ No objection (Exhibit 33) |
| Office of Planning | ✓ Recommends approval (Exhibit 39 - Supplemental Report, October 9, 2026) |
| ANC 2E | Letter in opposition (Exhibit 38 4–0–0 vote, September 28, 2026) |
| "3311 P 200-Footers"<br>Tyler (3309 P) · Evans (3313 P) · Bateman (1508 33rd) · Doolan (1512 33rd) | Party status in opposition granted (Exhibit 27 - Form 140) |

*The Board's own technical reviewer, after studying the same plans and the same sun study the opposition has seen, found no undue impact and recommended approval.*

*ANC 2E's own letter acknowledges that 'the applicant has met with neighbors and sought to reduce the second floor to 10 feet in an effort to compromise.'*

\ THE CHECKLIST

# Special Exception Criteria: Findings for the Board

| | Criterion | Finding |
|---|---|---|
| ✓ | D § 5201.4(a) — Light & air | No new winter shadow; minor, non-undue pockets at equinox and summer |
| ✓ | D § 5201.4(b) — Privacy | No east-facing windows; clerestory-only glazing to the west |
| ✓ | D § 5201.4(c) — Visual intrusion | Not visible from any public street or alley |
| ✓ | D § 5201.4(d) — Graphic demonstration | Plans, elevations, sections, and photographs on the record |
| ✓ | X § 901.2(a) — Harmony with the regulations | Preserves the intended light, air, and open space of the zone |
| ✓ | X § 901.2(b) — No adverse effect on neighboring use | Confirmed by the Office of Planning's independent review |

REQUESTED ACTION

## The Board of Zoning Adjustment is respectfully requested to grant the special exception relief under D § 207.4, pursuant to D § 207.5 and D § 5201.1(b), to permit the proposed rear addition at 3311 P Street, NW.

- The Office of Planning's independent recommendation of approval
- No objection from DDOT
- Sun-study-verified, non-undue light and air impact
- Multiple voluntary design mitigations already incorporated