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November 10, 2026

Michelle Pourciau, Chair
D.C. Board of Zoning Adjustment
Board of Zoning Adjustment
441 4th Street, N.W. Room 210
Washington, D.C. 20001

Re: BZA 21483; "3311 P St., N.W. 200-Footers" Request to Postpone the Decision and Response to the Applicant's Nov. 3, 2026 Submission.

Dear Ms. Pourciau:

At the close of the BZA's October 21, 2026, hearing on the above-referenced application for a Special Exception for a two-story rear addition, the BZA asked the applicant to submit two additional documents: (1) A Solar Affidavit; and (2) A Site Section Drawing. The applicant filed these documents with the BZA on November 4, 2026. The BZA allowed the opposing party, the "3311 P St., N.W. 200-Footers," the opportunity to respond to these documents by November 12, 2026, in advance of the BZA's scheduled November 18, 2026, decision meeting in this case.

On November 5, 2026, the Old Georgetown Board (OGB) of the U.S. Commission of Fine Arts rejected the applicant's concept plan, attached, for a two-story rear addition because the second story will have an adverse impact on the historic district. If the applicant elects to proceed with this project, the Old Georgetown Board advised the applicant to submit a plan for a one-story addition to the Board for concept review.

The BZA Should Postpone the Decision Date

As a consequence of the Old Georgetown Board's decision, it is premature for this Board to approve the applicant's request for a Special Exception based on the two-story plan since it is likely that the applicant will not be able to secure a building permit for the two-story project depicted in the plans currently before this Board.. Accordingly, we request that the BZA postpone the November 18, 2026, decision meeting and hold this case in abeyance unless and until the applicant either: (1) obtains approval from the Commission of Fine Arts; or (2)

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revises its application filed with this Board to incorporate the one-story plan recommended by the OGB.

If the BZA decides to proceed with a November 18, 2026 decision meeting for this application, we request that it consider the following comments on the applicant's submission.

Site Section Drawing

The D.C. Office of Planning, which is the BZA's technical advisor, has admitted on the record in this case that it did not make a site visit to observe the unique conditions at this site prior to making its recommendations to the BZA. The BZA asked the applicant to submit a Site Section Drawing that illustrates the unique conditions of this property, including the substantial grade change at the P St. site in relation to the adjacent properties. Specifically, the grade steps down nearly 10 feet from 3311 P to 3309 P and to the rear of the 33rd St. houses. Unfortunately, the applicant's Site Section Drawing omits the critical information the BZA requested.

First, although the drawing contains many decimal and fractional measurements, it does not show the key vertical distance from the grade of the 33rd St. houses (the horizontal line at the top of the stairs in the middle of the drawing) to the top of the proposed two-story addition, or to the top of the applicant's existing rear wall, and it does not show the applicant's rear grade. The BZA specifically asked for this information. We request that the BZA direct the applicant to amend the Site Section Drawing to include this data.

Second, the drawing highlights (with thick black lines) the rear elevation of 3313 P and 3315 P, adjacent to the west, and of 1508 33rd St., N.W., to the east, but it entirely omits showing the rear elevation of 3309 P, the much smaller adjacent house to the east. Because of this omission, the drawing conveys the mistaken impression that the two-story addition would be smaller in scale than 3309 P, when in fact it would be substantially larger and would exceed the height of 3309 P. Therefore, we further request that the applicant amend the Site Section Drawing to depict the rear elevation of 3309 P at the appropriate scale.

Third, the decision of the OGB is additional evidence that the two -story addition will affect adversely the use of neighboring historic properties.

Thank you for your consideration.

Sincerely yours,



Andrea Ferster,
Counsel for the 3311 P St., N.W. 200-Footers

Certificate of Service

I hereby certify that, on November 10, 2026, a copy of the foregoing request for postponement was served by email on the following:

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