TEASS \ WARREN
ARCHITECTS



3311 p st | project overview	2
existing site plan	3
proposed site plan	4
existing photos | streetscape	5
existing photos | front yard	6
existing photos | rear garden	7
existing + proposed elevation | front (south)	8
existing + proposed elevation | rear (north)	9
existing elevation | neighbor (east)	10
proposed elevation | neighbor (east)	11
existing elevation | neighbor (west)	12
proposed elevation | neighbor (west)	13
proposed view | front yard	14
existing view | rear garden	15
proposed view | rear garden	16
proposed view | rear addition	17
proposed aerial | looking southeast	18
proposed aerial | looking southwest	19
proposed view | from 1512 33rd	20
proposed material palette	21
demolition plan | basement	22
proposed plan | basement	23
demolition plan | ground	24
proposed plan | ground	25
demolition plan | second	26
proposed plan | second	27
demolition plan | roof	28
proposed plan | roof	29
proposed building long. section	30
proposed building cross section	31
exhibit a | survey	33
exhibit b | plat	34
exhibit c | design precedents	35
exhibit c | design precedents	36
exhibit c | design precedents	37

3311 P St NW

OGB Supplemental Filing

OGB 26-093 / HPA 26-111

23 September 2026

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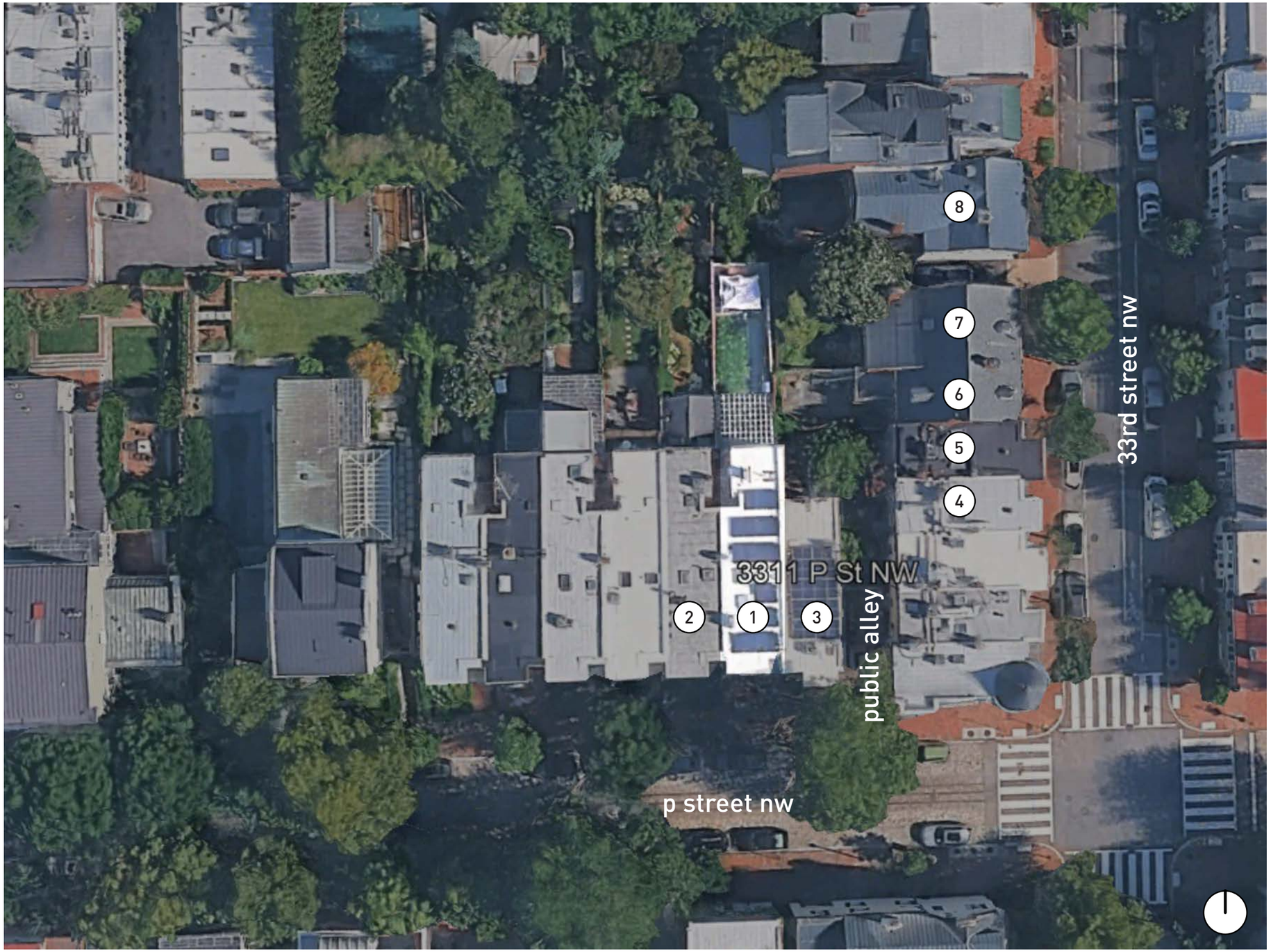
Board of Zoning Adjustment
District of Columbia
CASE NO. 21483
EXHIBIT NO. 51A1

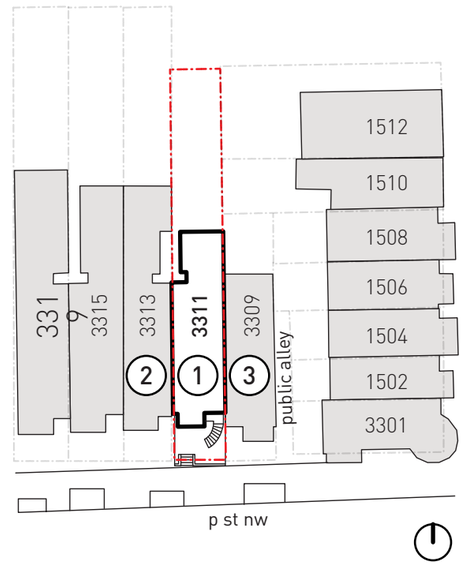
3311 p st | project overview



Application for exterior work at the front of 3311 P Street NW, as well as a rear addition.

- Add screened enclosure for trash and recycling at front yard, as there is no alley access available
- Construct a two-story rear addition to create a new family room at the ground floor and relocate the primary suite to the rear of the property

1 3311 P Street NW - Graham Kent (Subject Property)
2 3313 P - Martin D Evans
3 3309 P - Matthew G Tyler
4 1506 33rd - Good Baby LLC
5 1508 33rd - Grace A Bateman
6 1510 33rd - Katherine M Davis
7 1512 33rd - Gregory/Kelly Doolan
8 1516 33rd - Eric L Motley



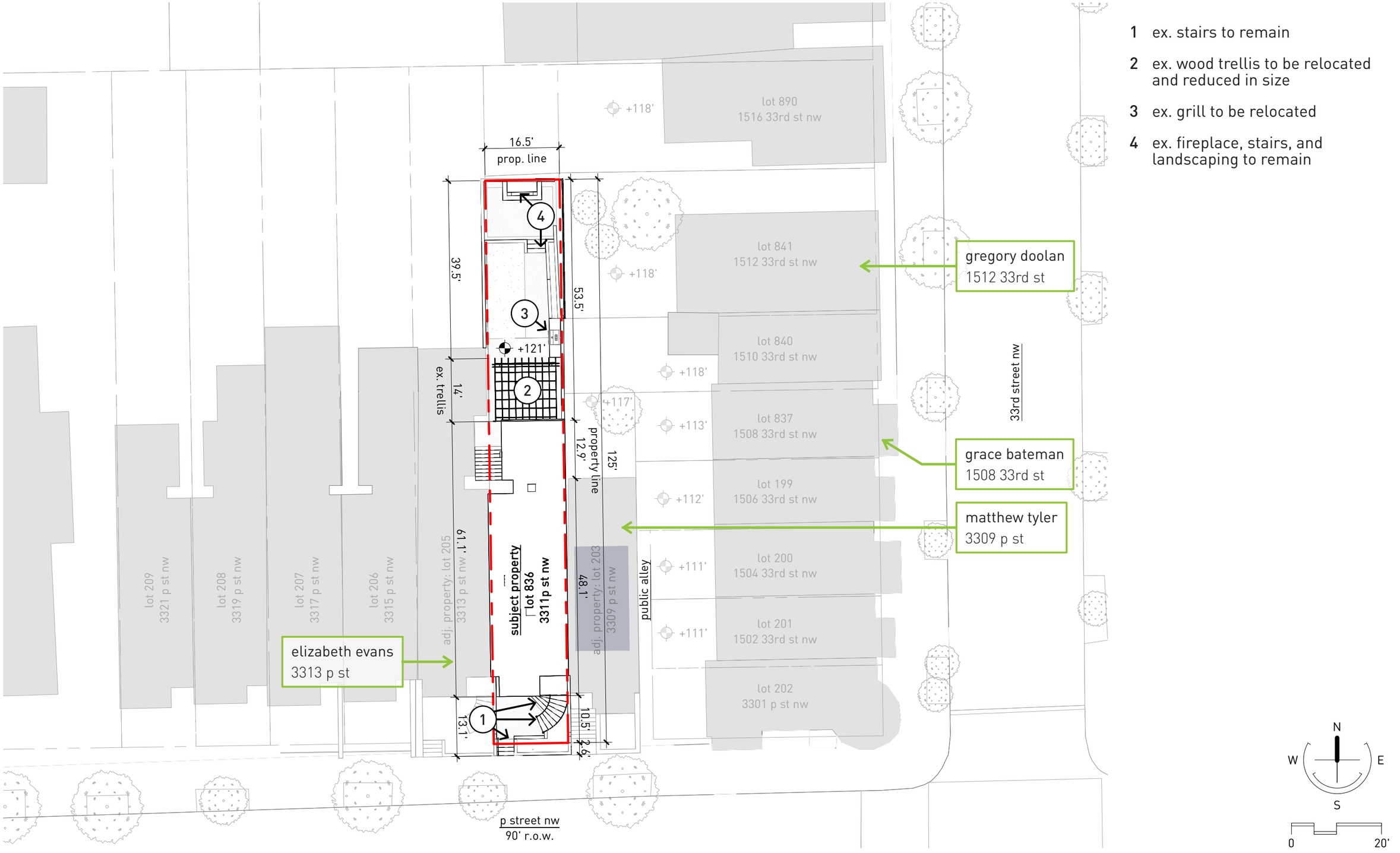
existing site plan

1 ex. stairs to remain

2 ex. wood trellis to be relocated and reduced in size

3 ex. grill to be relocated

4 ex. fireplace, stairs, and landscaping to remain



proposed site plan

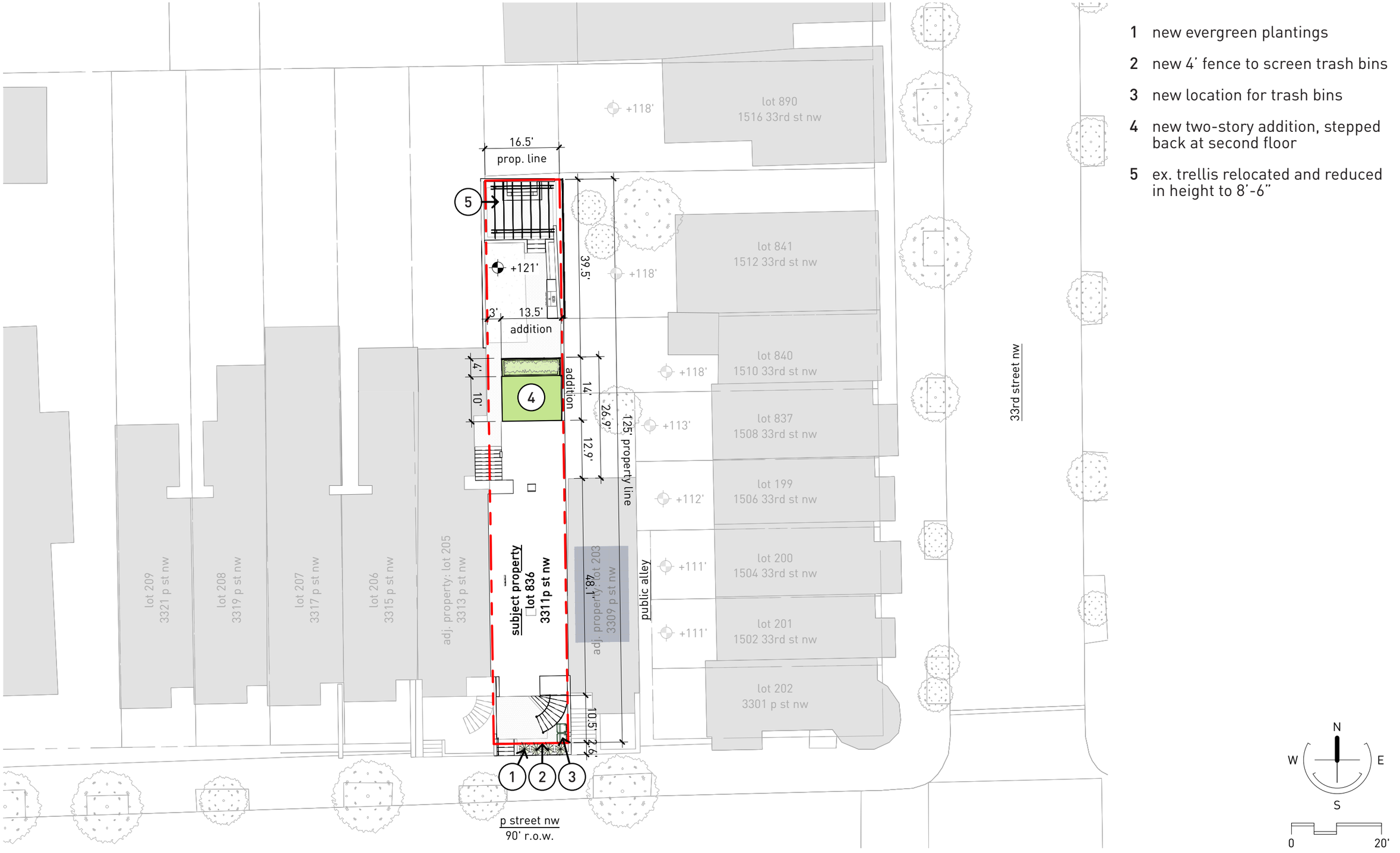
1 new evergreen plantings

2 new 4' fence to screen trash bins

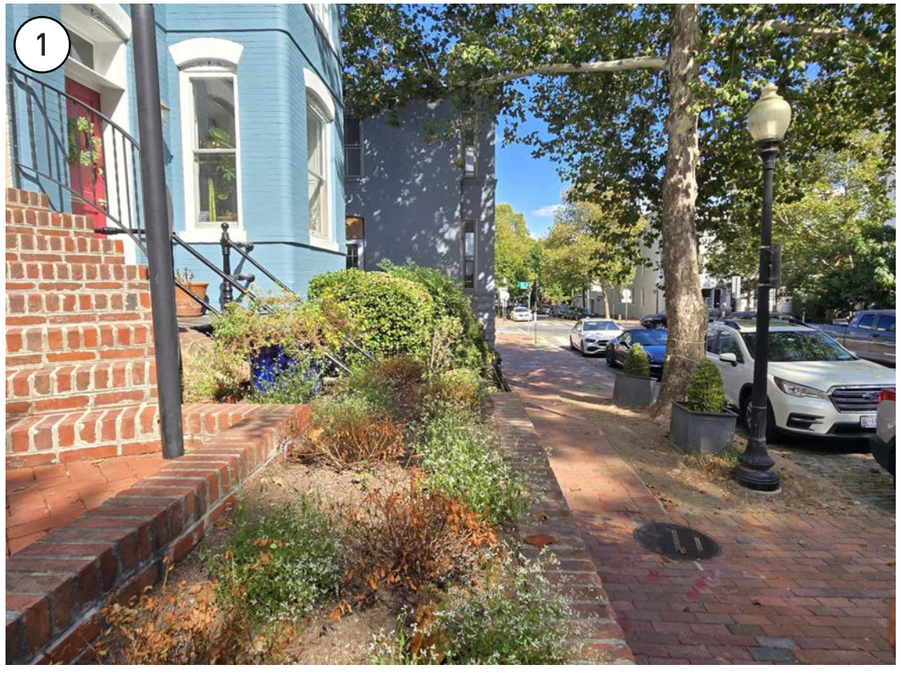
3 new location for trash bins

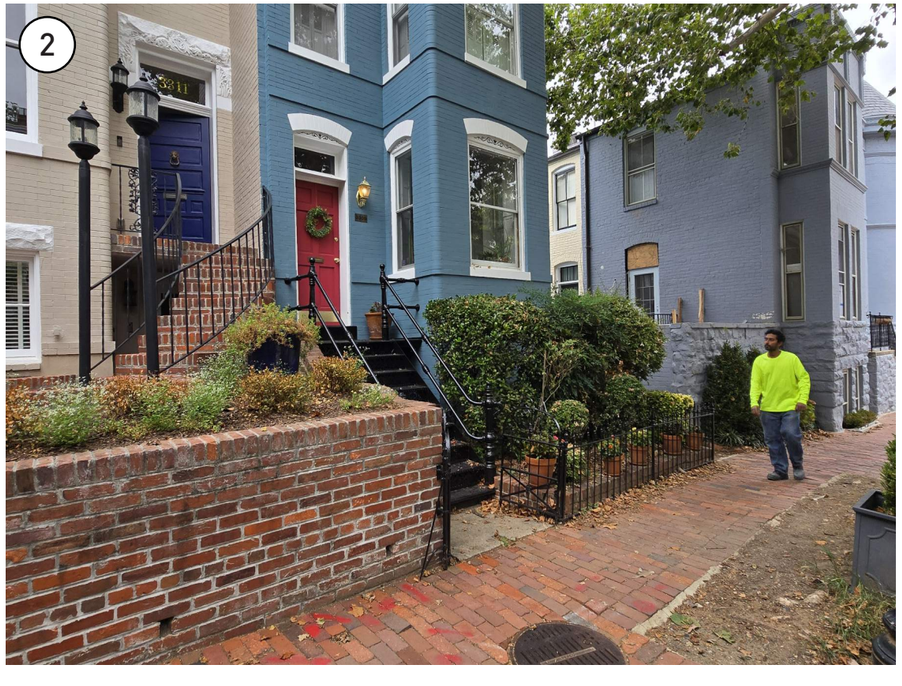
4 new two-story addition, stepped back at second floor

5 ex. trellis relocated and reduced in height to 8'-6"



existing photos | streetscape





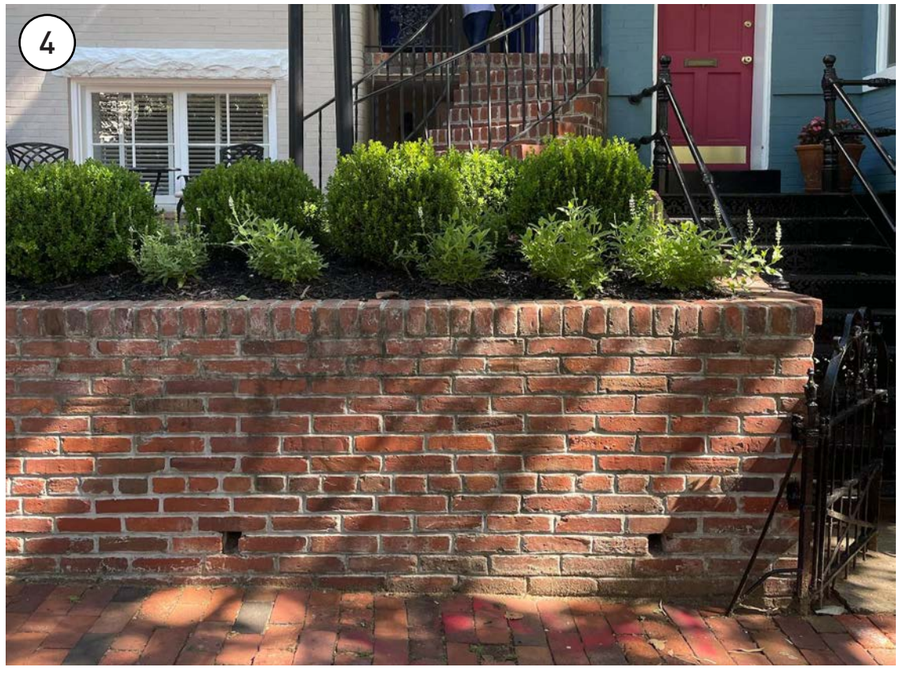
1 looking east from planting bed

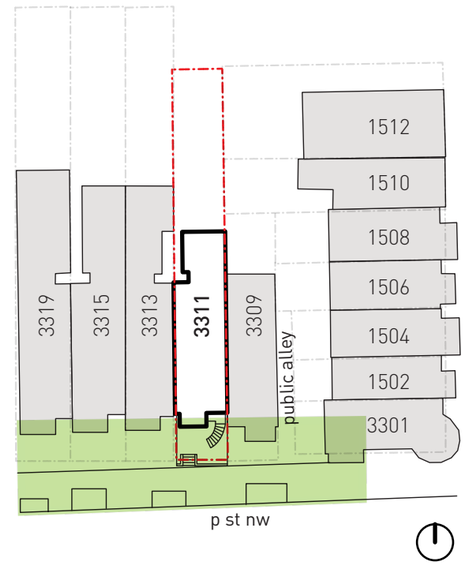
2 looking east towards 3309 p

3 looking west towards 3313 p

4 existing 3311 p planting bed







existing photos | front yard



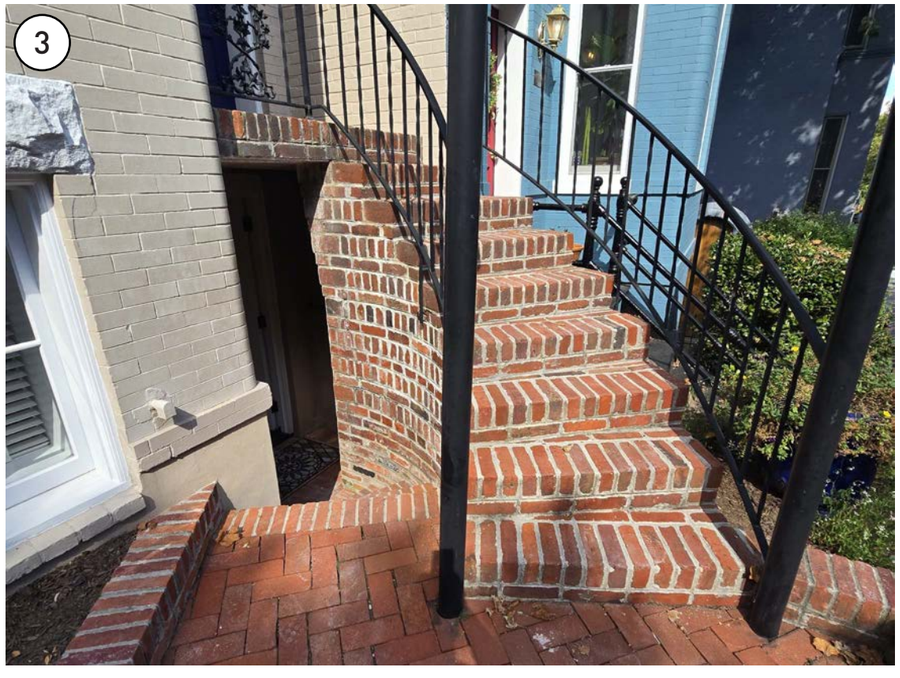


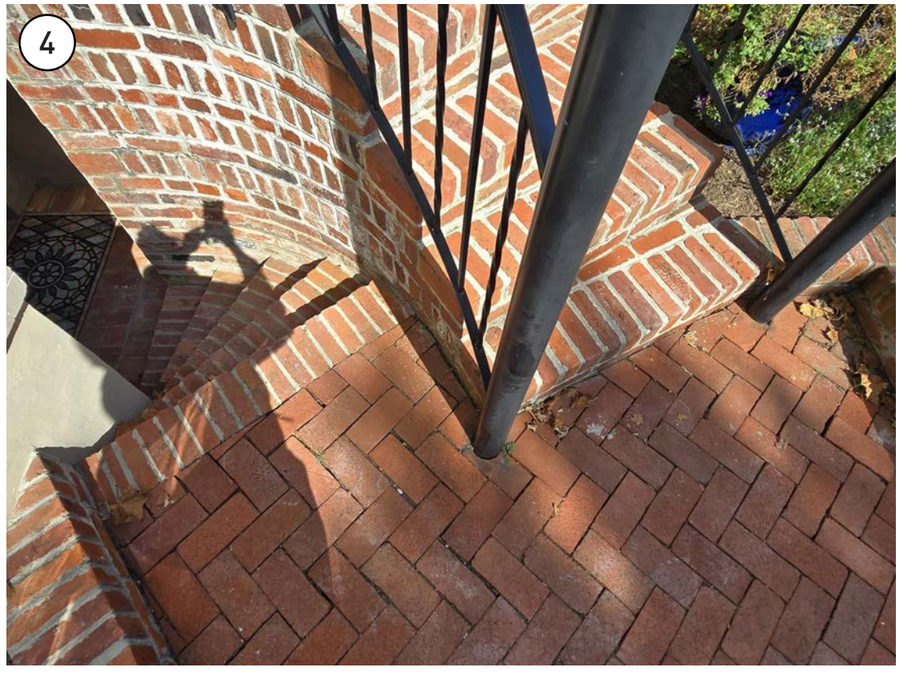
1 ex. stairs and railing to remain

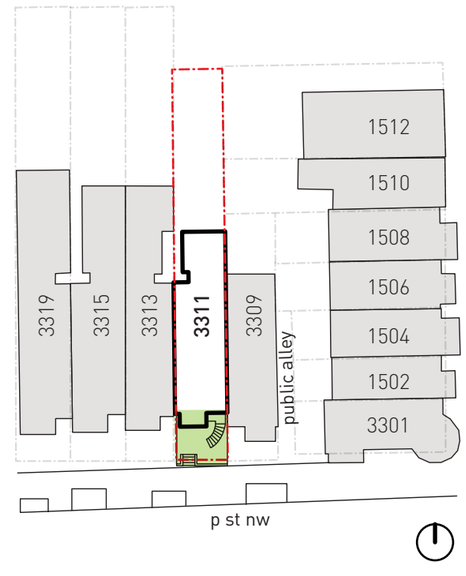
2 ex. planting bed

3 ex. stairs to main level to remain

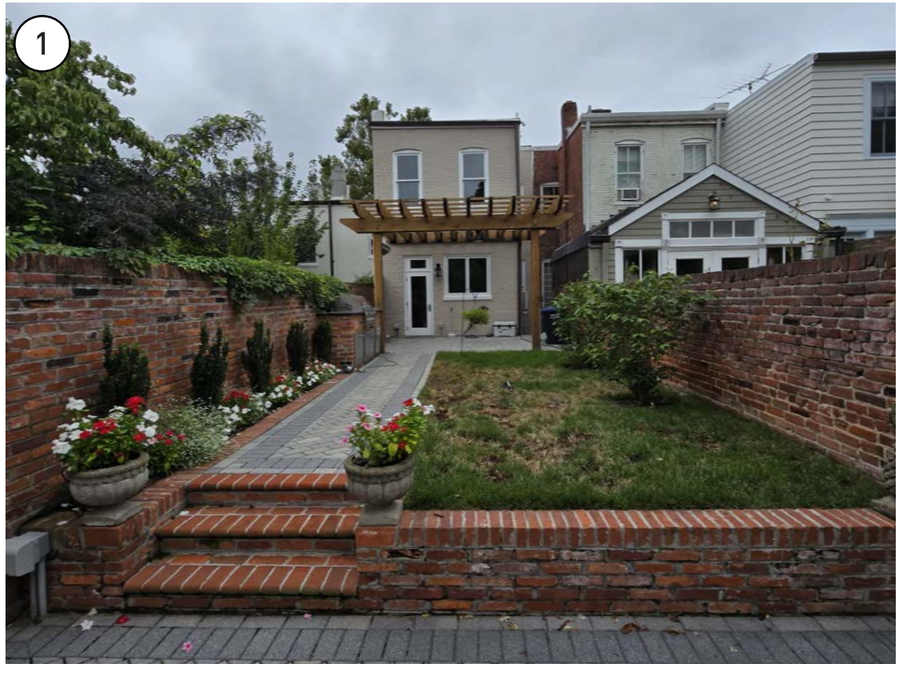
4 ex. stairs to basement to remain







existing photos | rear garden



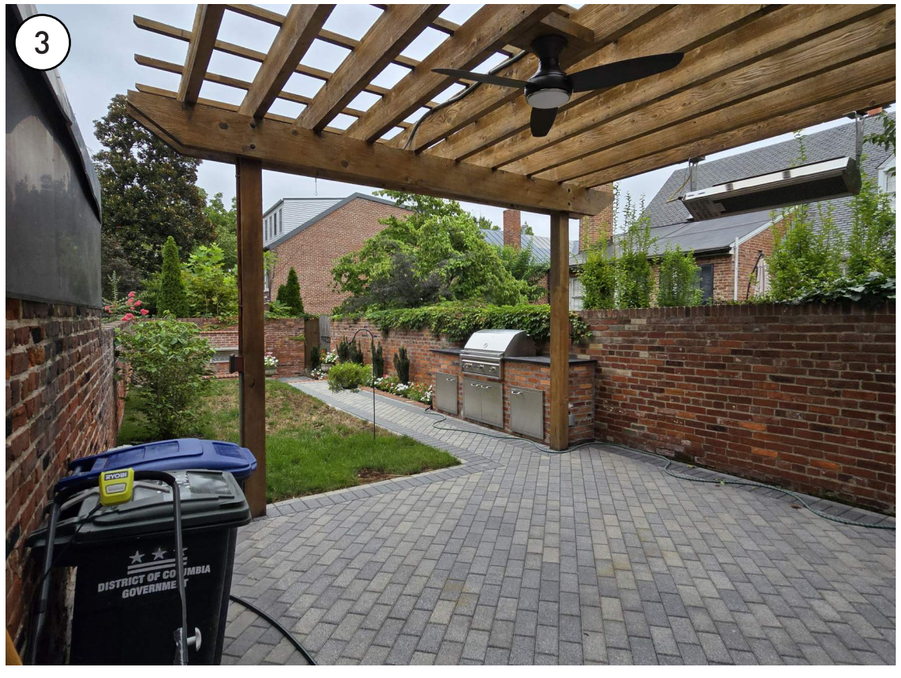


1 looking at rear facade from far north end of property

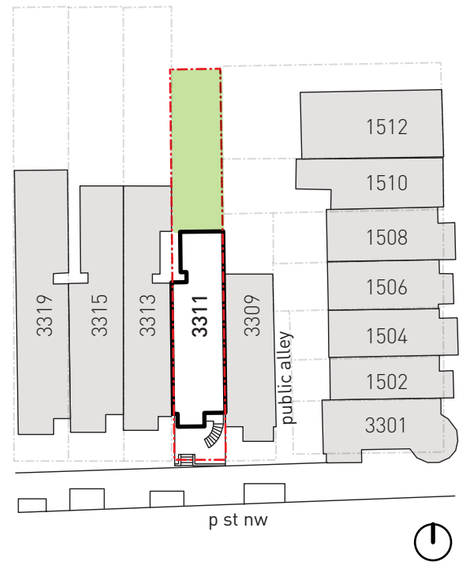
2 ex. rear garden access

3 looking north under ex. trellis

4 ex. fireplace and lower yard







existing + proposed elevation | front (south)

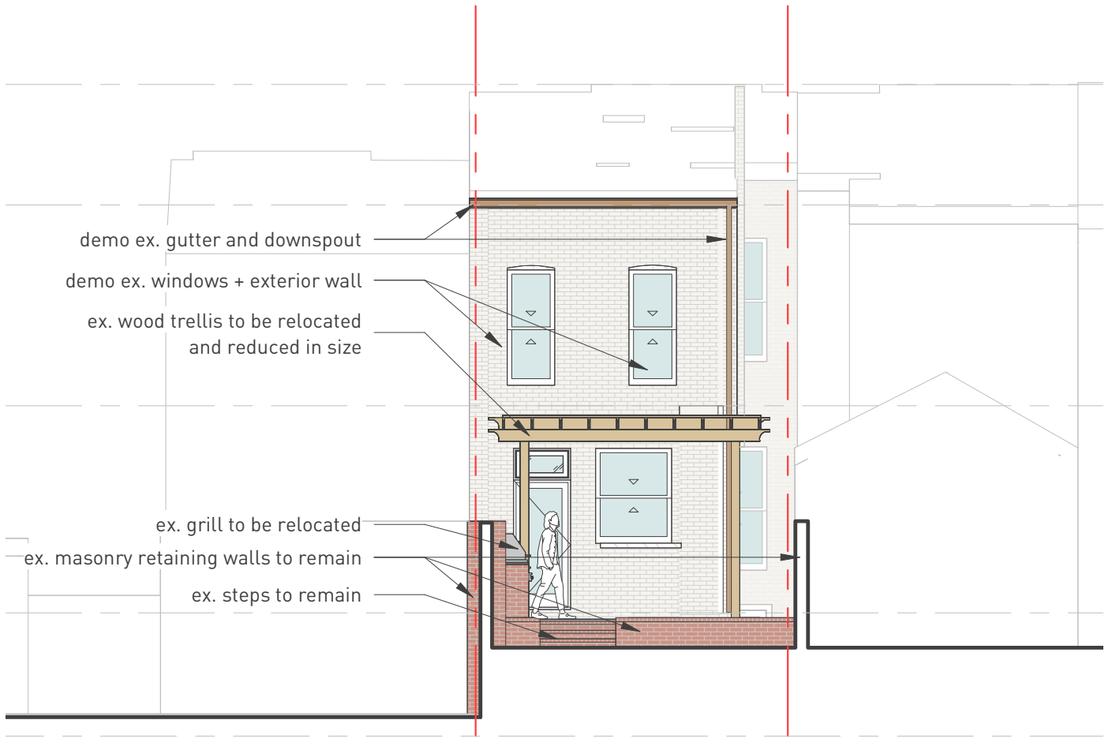


existing elevation



proposed elevation

existing + proposed elevation | rear (north)

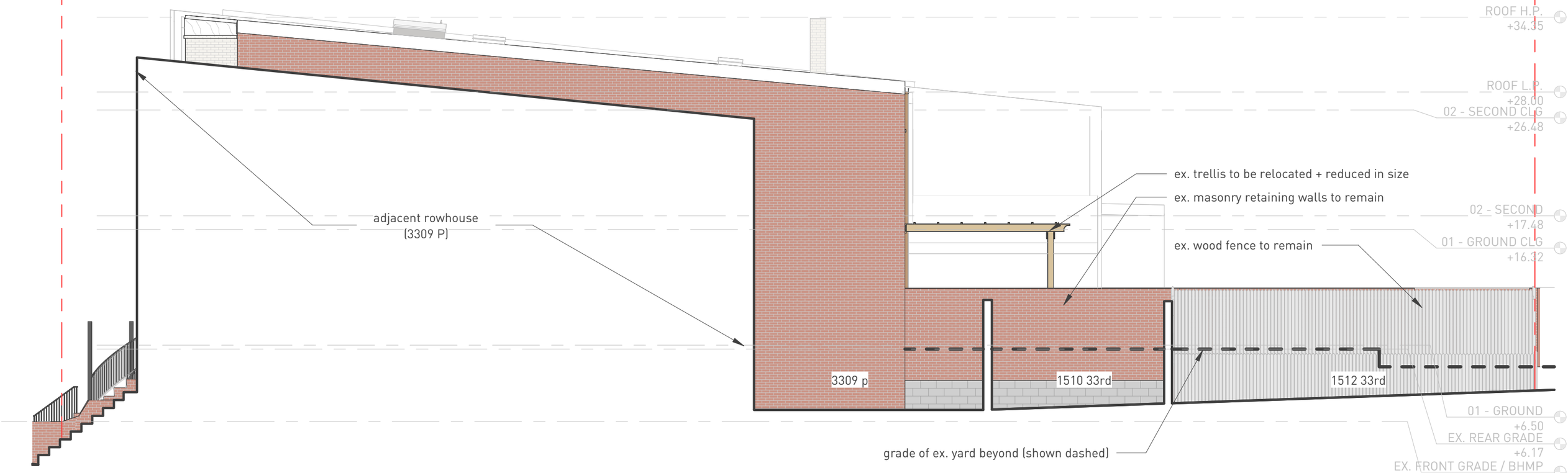


existing elevation



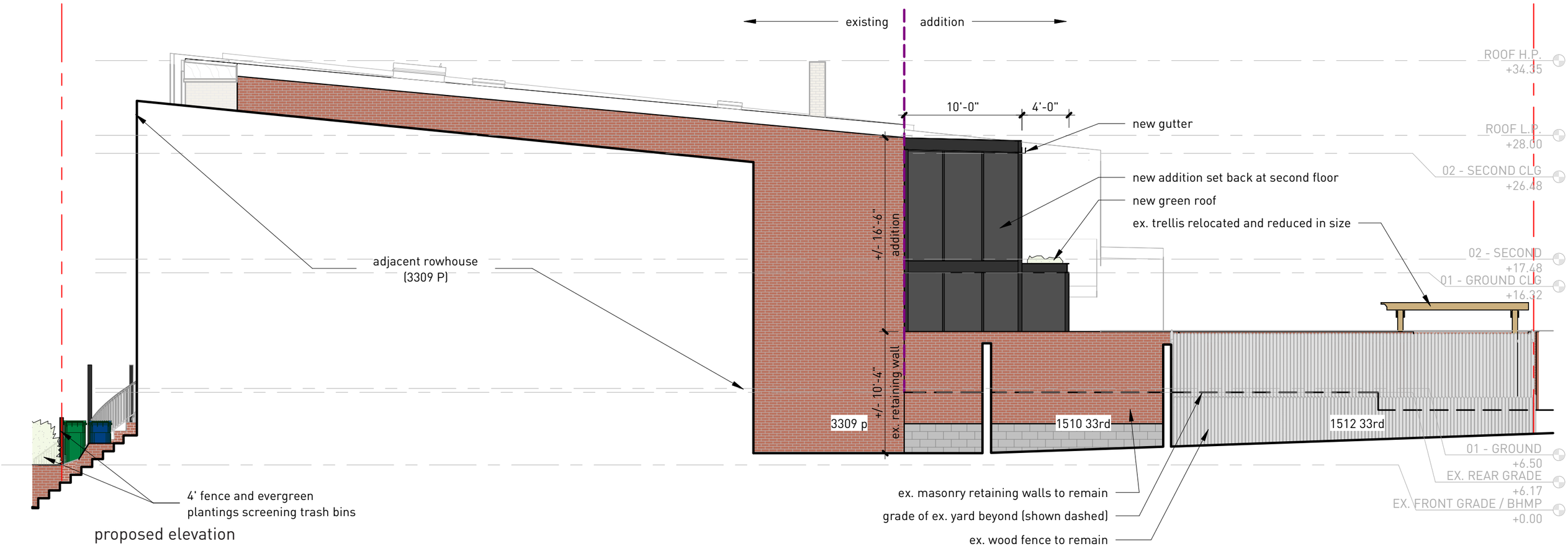
proposed elevation

existing elevation | neighbor (east)



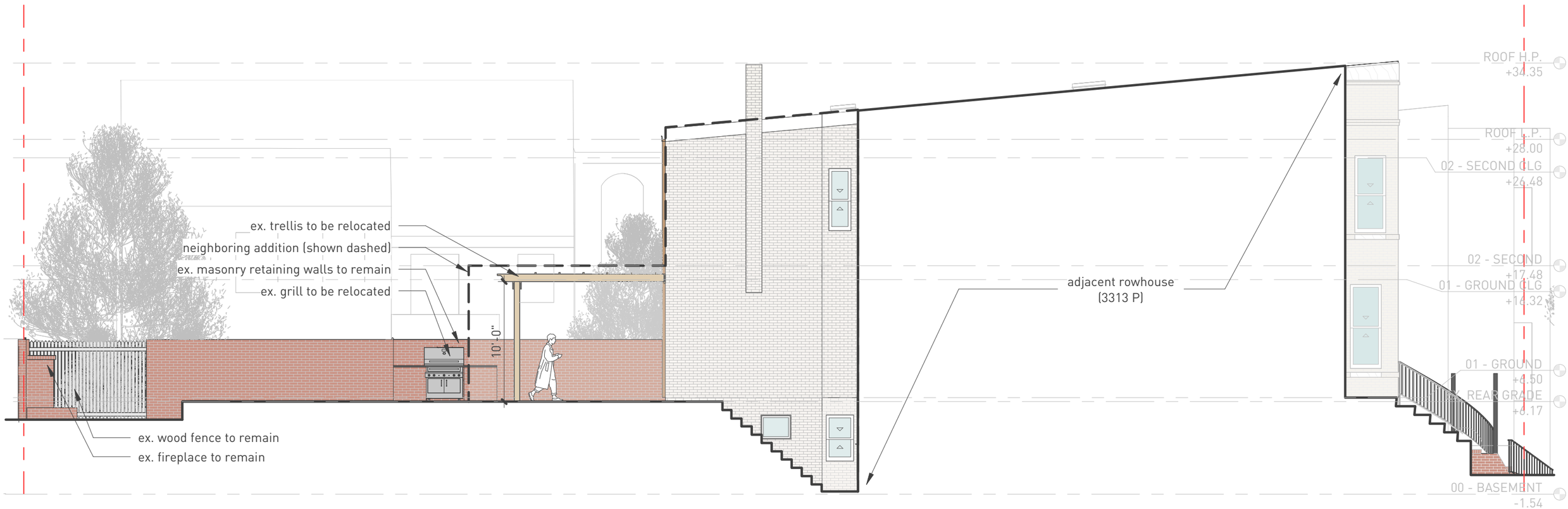
existing elevation

proposed elevation | neighbor (east)



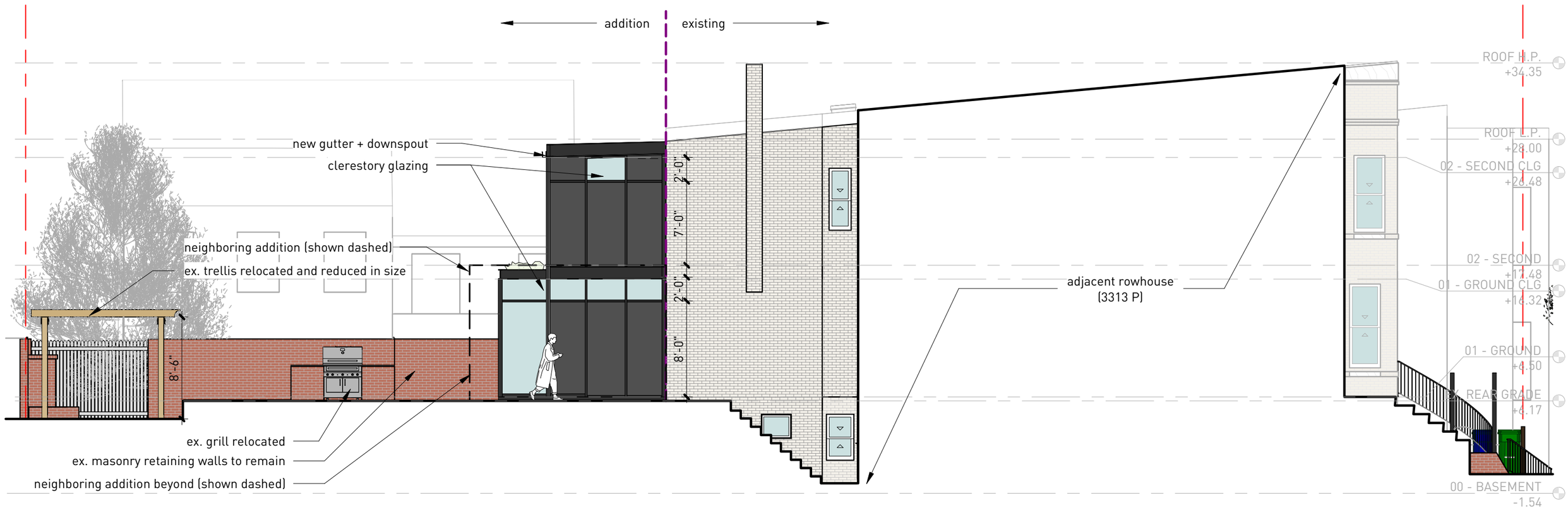
proposed elevation

existing elevation | neighbor (west)



existing elevation

proposed elevation | neighbor (west)



proposed elevation

proposed view | front yard



existing view | rear garden



proposed view | rear garden



proposed view | rear addition



proposed aerial | looking southeast

