

2146 Wyoming Avenue, NW

Washington, D.C. 20008 | Square 2528, Lot 201

BZA CASE NO. 21488

Zone: R-3

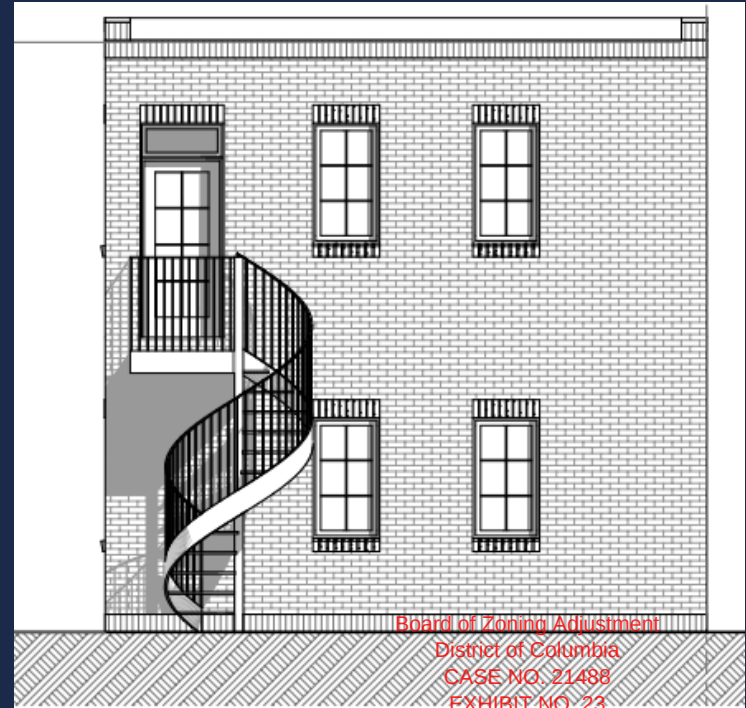
ANC: 2D

Applicant: Juleanna Glover

APPLICANT'S TEAM

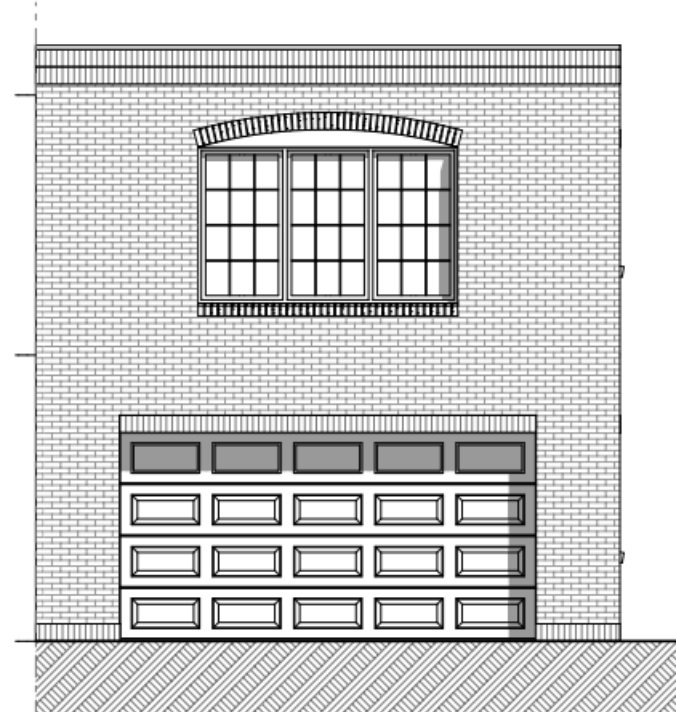
Martin Sullivan | Applicant's Counsel (Sullivan & Barros, LLP)

September 2026



The Project at a Glance

- The Property at 2146 Wyoming Avenue is a 3-story single-family semi-detached dwelling in the R-3 Zone.
- The Applicant proposes a 2-story accessory building at the rear of the Property with a garage on the first floor and an accessory apartment on the second floor.
- The Accessory Building is fully compliant with the height and building-area standards for accessory structures in the R-3 Zone.
- HPRB granted concept approval for the design in April 2026 and delegated final approval to staff.



Three Areas of Relief Requested

1

Rear Yard

D § 5004.1(b)

Accessory buildings may occupy up to 30% of the required rear yard. The proposed Accessory Building will occupy 33.5%. Relief requested pursuant to D § 5201.

2

Lot Occupancy

D § 210

Lot occupancy is limited to 40% as-of-right (50% by special exception). The Property is at 43% today; the Accessory Building brings it to 50%. Relief requested pursuant to D § 5201.

3

Permanent Access

U § 253.8(c)

The accessory apartment requires permanent access via an 8-ft. passage, a 24-ft. alley, or a 15-ft. alley within 300 ft. of a street. The alley here is 16 ft. wide, but it narrows to 10 ft. at one point, and is over 500 ft. from Connecticut Avenue and 23rd St. Relief requested pursuant to U § 253.8(f).

Subject Property
2146 Wyoming Avenue, NW



2148 Wyoming Avenue, NW

Subject Property
2146 Wyoming Avenue, NW

2144 Wyoming Avenue, NW





Across the Alley from the Subject Property

Section	Criteria	Analysis
X § 901.2(a)	Harmony	The Property remains a semi-detached single-family dwelling in the R-3 Zone. The relief requested is available by special exception and does not change the permitted use.
X § 901.2(b)	No Adverse Effect	As detailed below, the Accessory Building will not adversely affect the use of neighboring properties.
D § 5201.4(a)	Light & Air	The Accessory Building meets all height and story limits. OP found the impact not undue, and noted that the Applicant's sun study likely overstates the effect since it excludes the tall buildings south of the alley and the existing east fence.
D § 5201.4(b)	Privacy	Located at the rear, adjacent to existing parking and the alley; windows face internally on three sides with a solid wall on the west lot line. The relationship between the Accessory Building and the principal dwelling is internal to the Property and does not create adverse overlook or visibility concerns for neighboring lots
D § 5201.4(c)	Visual Character	Not visible from Wyoming Avenue. The alley already includes several two-story accessory buildings. HPRB found the design compatible with the alley and historic district.
U § 253.8(f)(1)	Not Objectionable	Residential use with a ground-floor garage, which negates traffic and parking impacts; no noise-generating use is proposed.
U § 253.8(f)(2)	Adequate Utilities	The Property is already served by public water and sewer. The accessory apartment will connect to those existing systems.



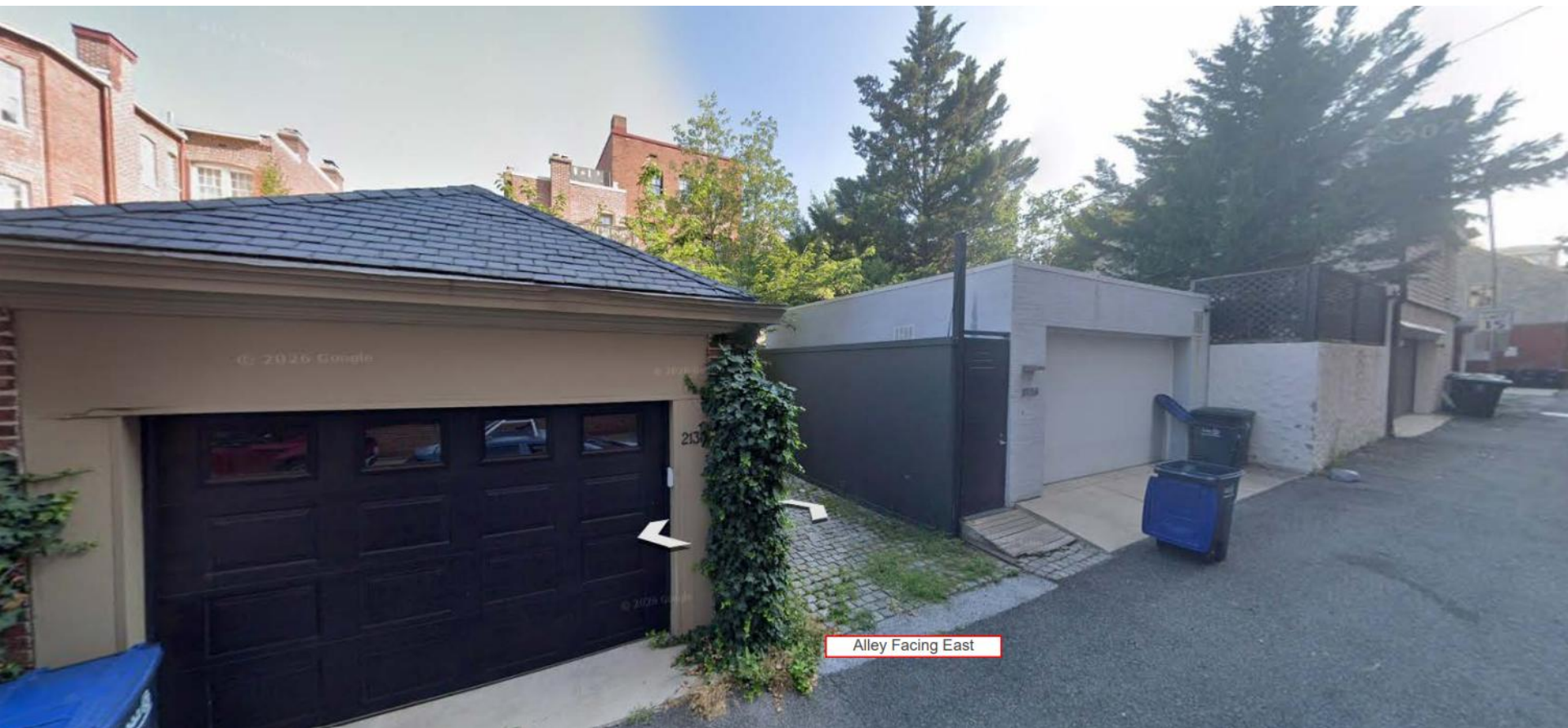
Subject Property
2146 Wyoming Avenue, NW

2144 Wyoming Avenue, NW

2142 Wyoming Avenue, NW



2142 Wyoming Avenue, NW



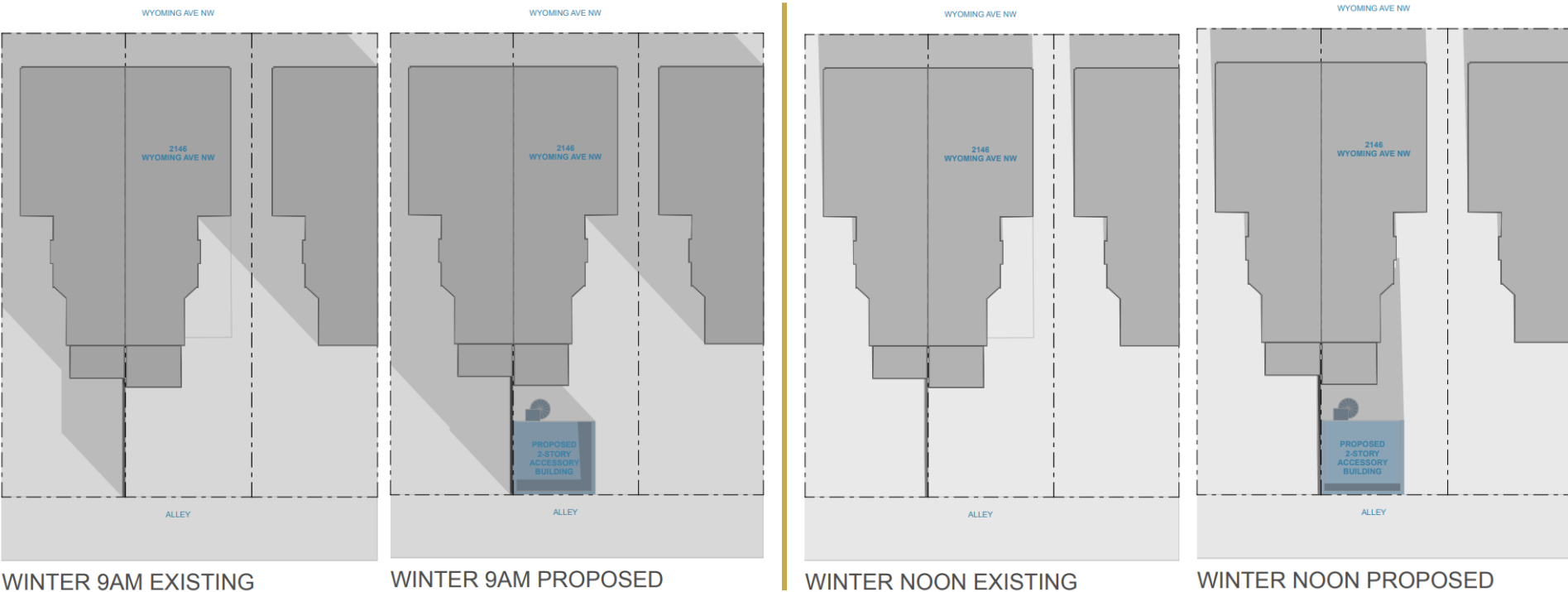
Alley Facing East

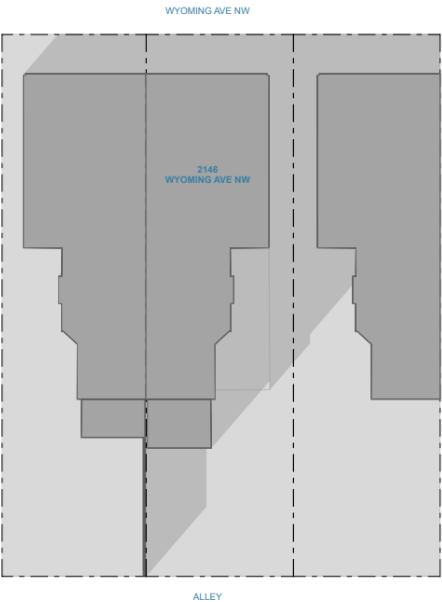


Alley Facing West

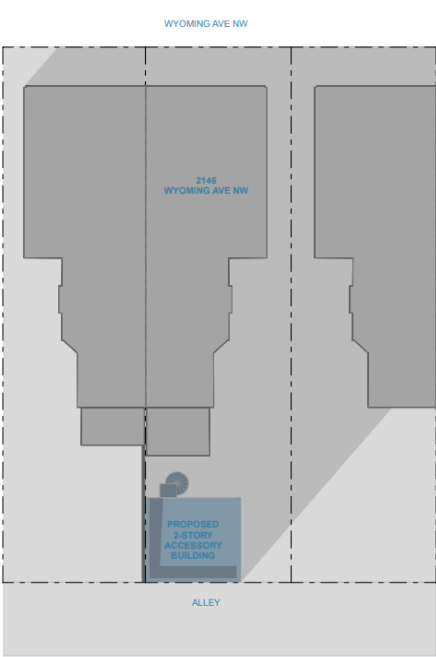
Shadow Study

The sun study compares existing and proposed shadow conditions across nine scenarios — winter, equinox, and summer, each at 9 a.m., noon, and 3 p.m.

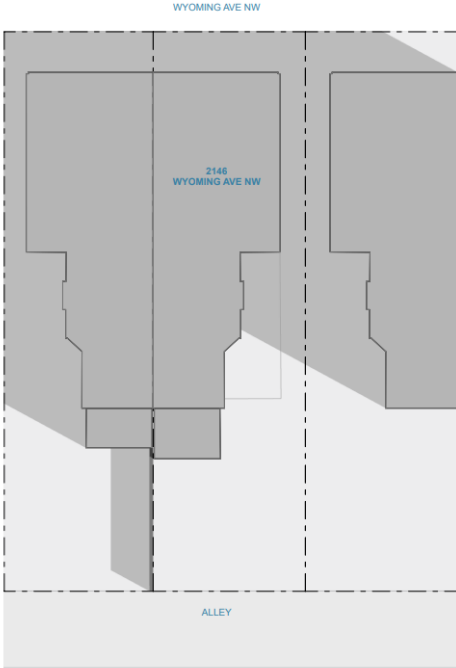




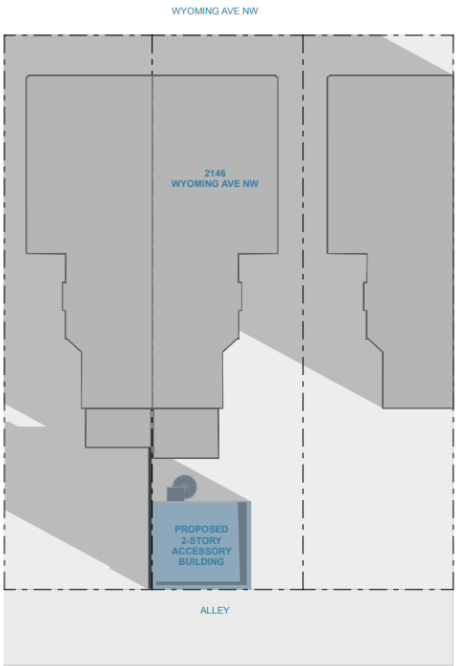
WINTER 3PM EXISTING



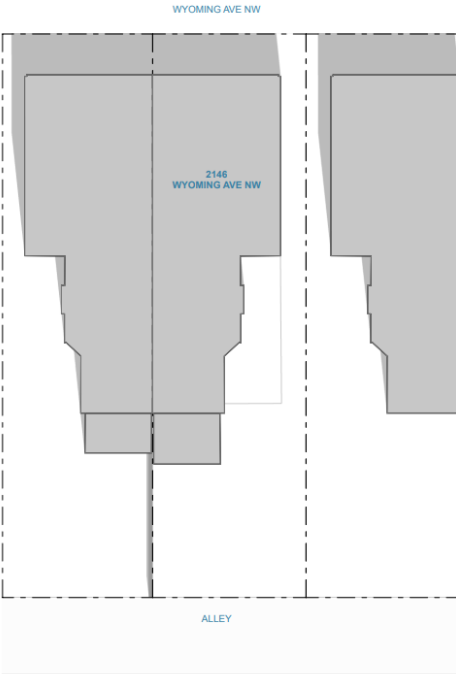
WINTER 3PM PROPOSED



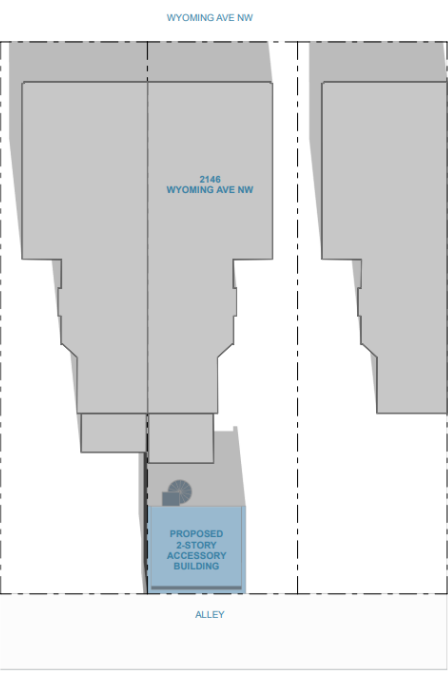
EQUINOX 9AM EXISTING



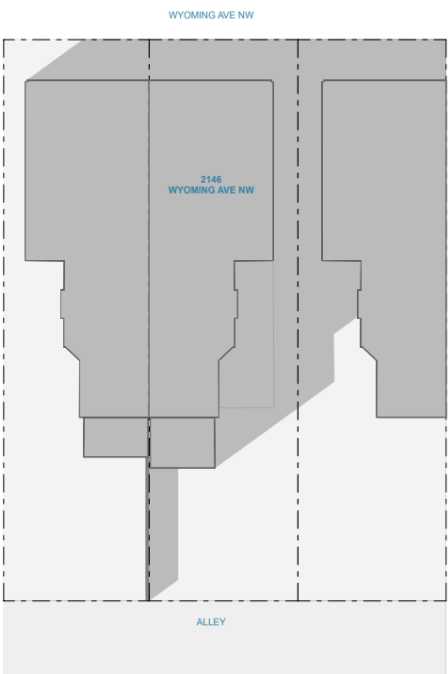
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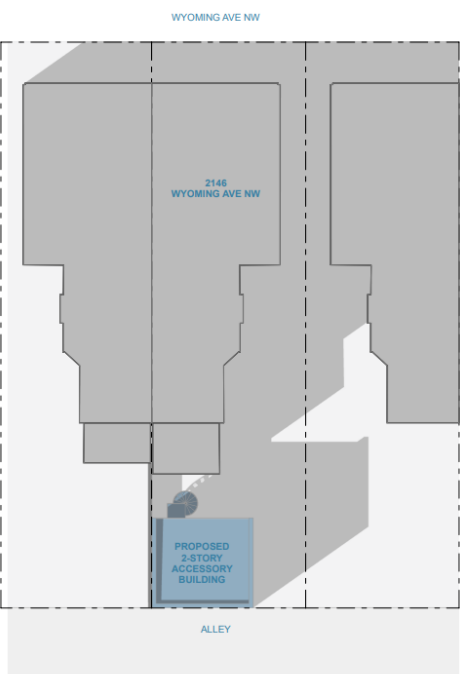
EQUINOX NOON EXISTING



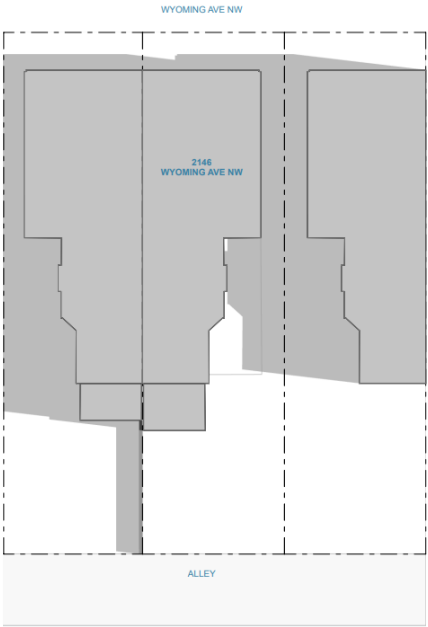
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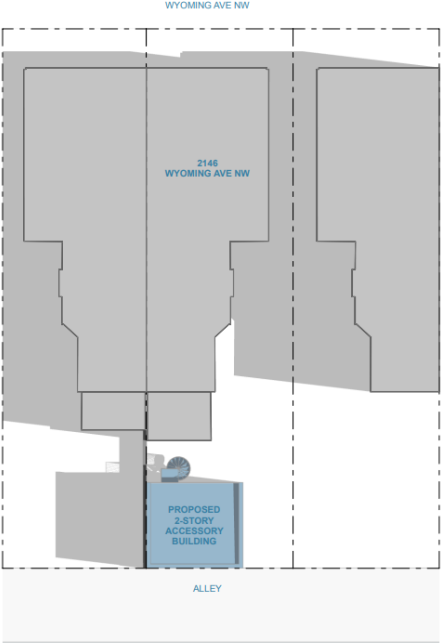
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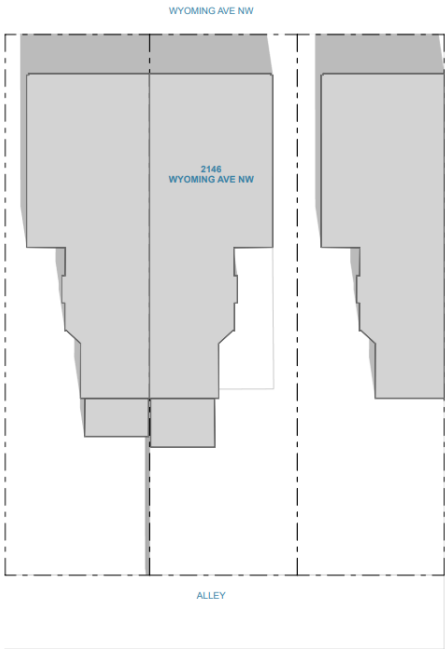
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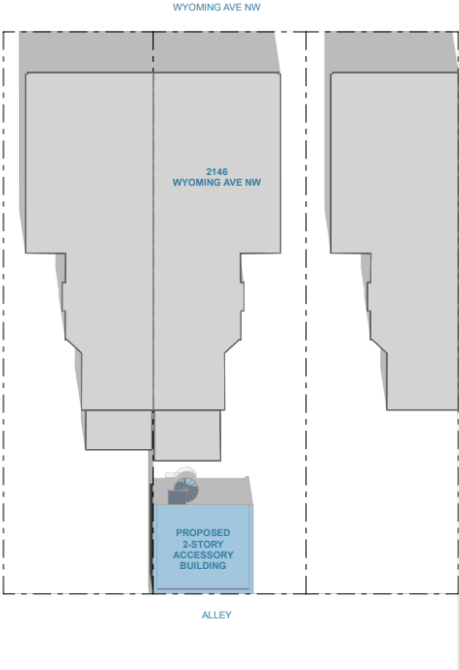
SUMMER 9AM EXISTING



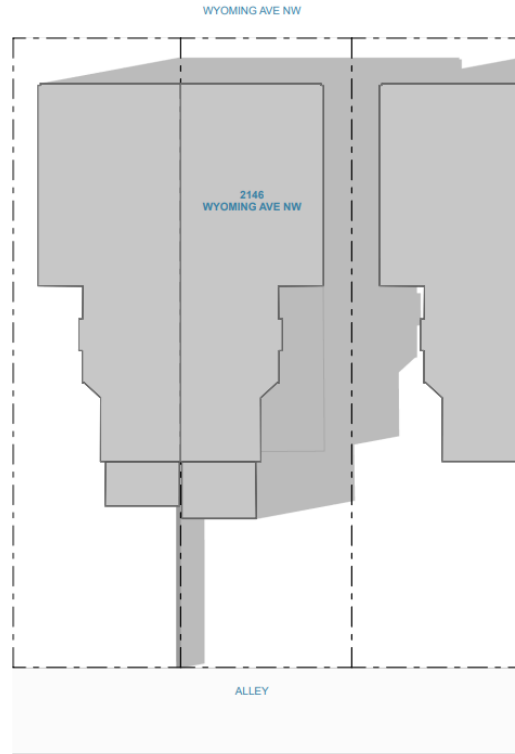
SUMMER 9AM PROPOSED



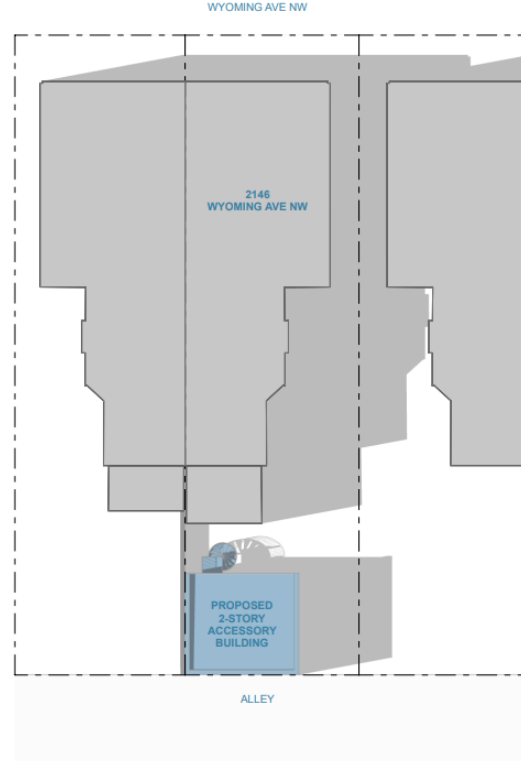
SUMMER NOON EXISTING



SUMMER NOON PROPOSED



SUMMER 3PM EXISTING



SUMMER 3PM PROPOSED

OP Report, Exhibit No. 20 — Dated September 11, 2026

✓ OP RECOMMENDS APPROVAL of all three requested special exceptions

Light & Air

OP found the rear yard and lot occupancy relief would not unduly impair light or air. Any added shadow is minor given the existing shadow patterns from surrounding buildings. OP also noted the Applicant's sun study likely overstates the impact.

Privacy

OP found the window placement and rear-lot location keep privacy impacts minimal — no greater than a matter-of-right building would produce in the same location.

Visual Character & Access

OP found the accessory building consistent with the alley's existing mix of two- and one three-story accessory structures, and that the access relief would not affect noise, traffic, or parking, since the alley already functions as an established access route, including for trash collection.

● **ANC 2D**

ANC 2D voted to support the Application. Its resolution is in the record at Exhibit 12, filed June 2026.

● **DDOT**

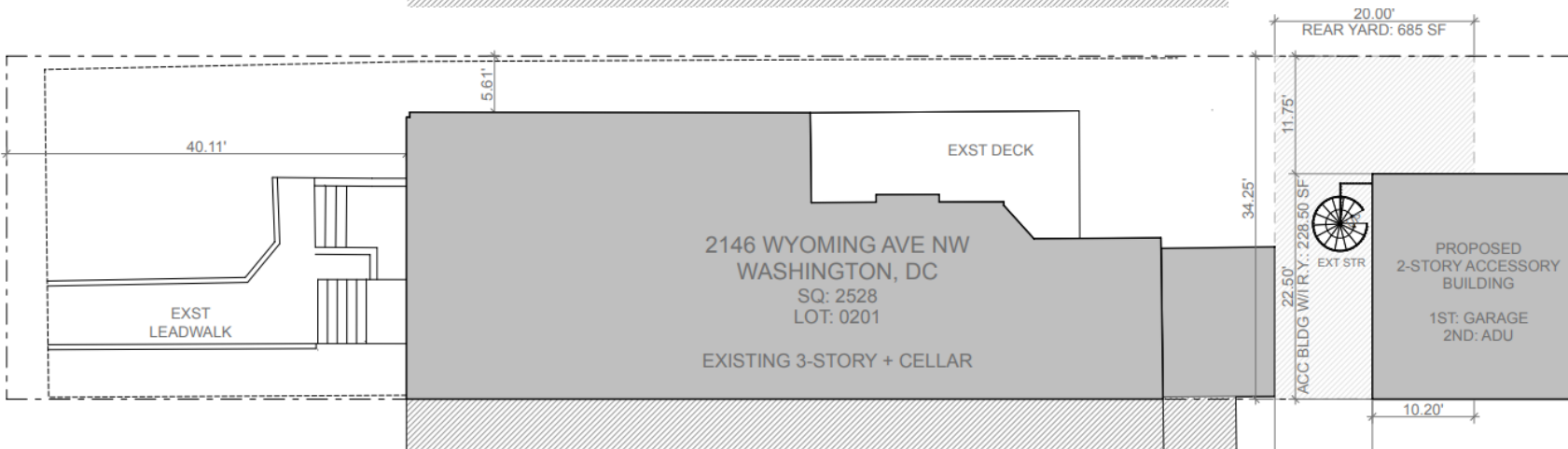
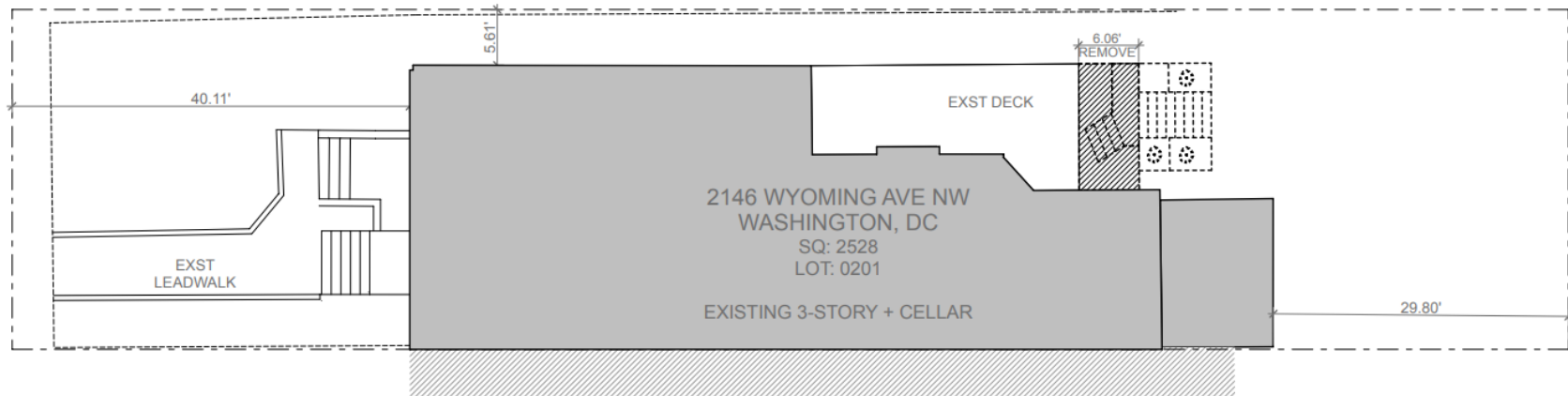
DDOT has reviewed the Application and has no objection.

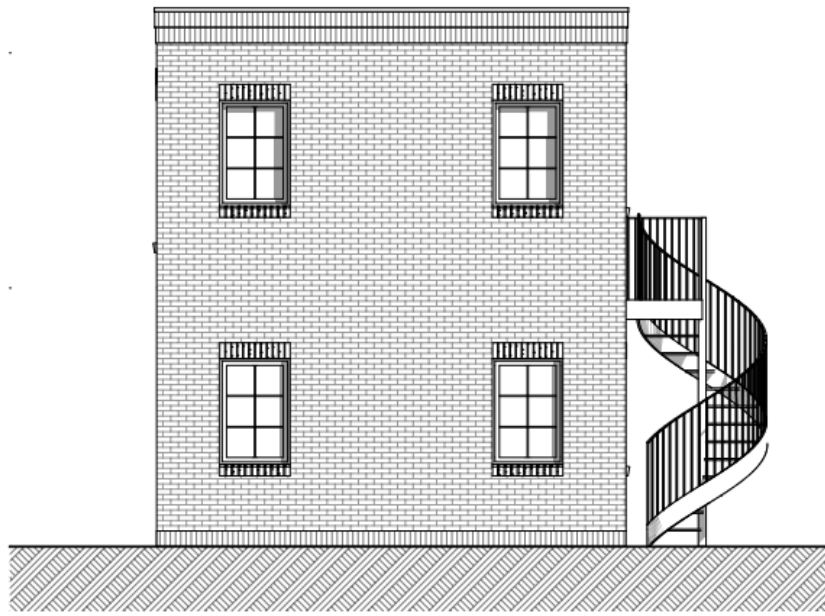
● **HPRB**

HPRB granted concept approval for the Accessory Building's design in April 2026 and delegated final approval to staff, finding it compatible with the Historic District.

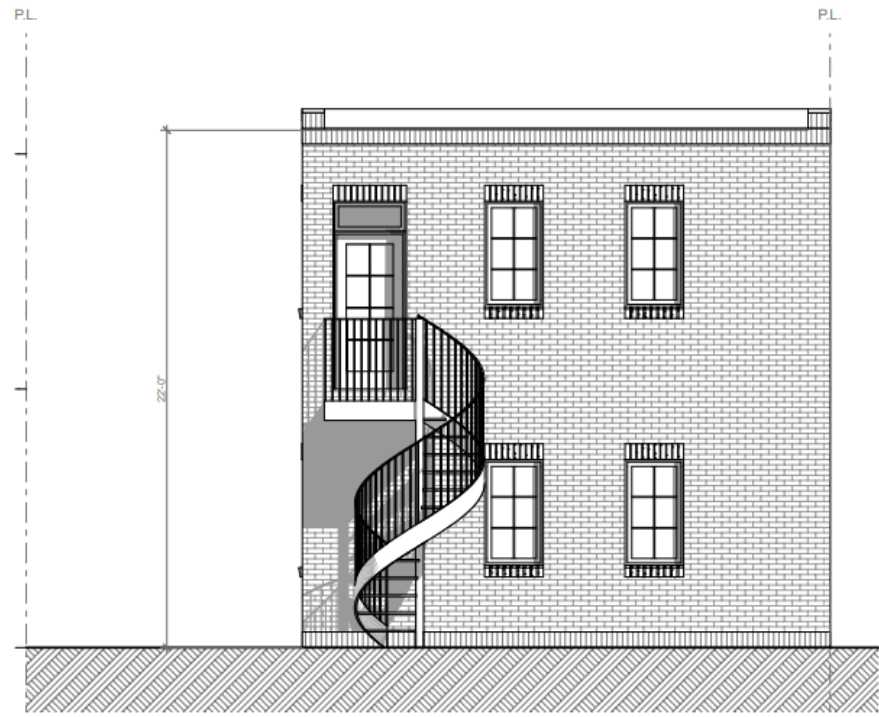
● **Neighbors**

The Applicant has not received any objections from the two immediate neighbors – the Government of Barbados and the Republic of Sri Lanka.





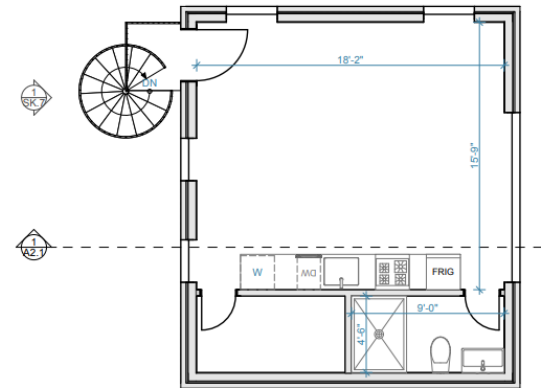
SIDE ELEVATION B



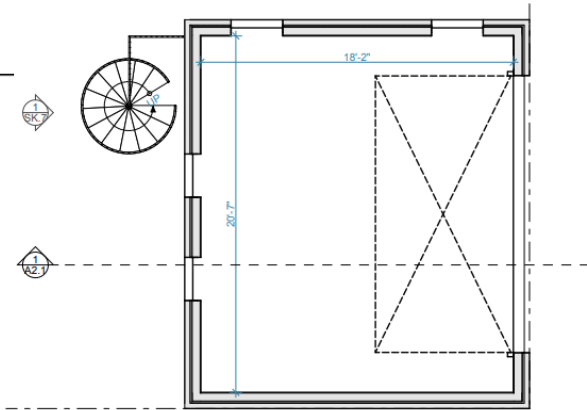
FRONT ELEVATION



REAR ELEVATION



2ND FLOOR



1ST FLOOR