

06/20/20 12:37:59 PM

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3621 T STREET NW

BZA SUBMISSION

PROJECT LOCATION

ADDRESS: 3621 T ST NW, WASHINGTON D.C. 20007

SQ / LOT: SQ 1296 / LOT 0340

ZONING: R-3/GT

WARD / ANC: WARD 2 / ANC 2E / SMD 2E01

NEIGHBORHOOD: 4 - BURLIETH

PROJECT DESCRIPTION

EXISTING & VACANT SINGLE FAMILY ROWHOUSE - 2 STORY PLUS CELLAR
NO CHANGE TO EXISTING USE / OCCUPANCY

SCOPE OF WORK
ALTERATION AND RENOVATION OF EXISTING STRUCTURE
NEW 3RD FLOOR AND REAR ADDITION TO ALL LEVELS
DETACHED 1-CAR GARAGE, SITE IMPROVEMENT AND REPAIRS.

BZA SPECIAL EXCEPTION FOR THE 18'-0" REAR ADDITION - PURSUANT TO D-207.5 AND SUBJECT TO THE STANDARDS OF D-5201.1(B) AND CRITERIA OF D-5201.4

PROJECT DIRECTORY

OWNER:
3621 T ST LLC
MR. MAHMAD ALIEV
10455 WHITE GRANITE DR, STE 425
OAKTON VA 22124
ALIEV@TELAVCONSTRUCTION.COM

ARCHITECT:
RAY AVINSINDE
FORMSIX DESIGN, LLC
ray@form6DC.com

SHEET INDEX

BZA SUBMISSION	
SHEET NUMBER	SHEET NAME
ARCHITECTURE	
A0.0	COVER SHEET
A0.1	EXISTING CONDITIONS
A1.0	SITE PLANS AND ZONING INFO
A1.1	PROPOSED PLANS
A2.1	PROPOSED ELEVATIONS
A2.2	PROPOSED SECTIONS
A3.0	PERSPECTIVE VIEWS
A3.1	SOLAR STUDY - SPRING EQUINOX
A3.2	SOLAR STUDY - SUMMER SOLSTICE
A3.3	SOLAR STUDY - WINTER SOLSTICE

VICINITY MAP

BUILDING LOCATION

EXISTING FRONT

EXISTING REAR

FORMSIX DESIGN

3621 T STREET NW

SINGLE FAMILY ROWHOUSE
ADDITION & ALTERATION

DESCRIPTION
BZA SUBMISSION SET

COVER SHEET

DRAWING TITLE
COVER SHEET

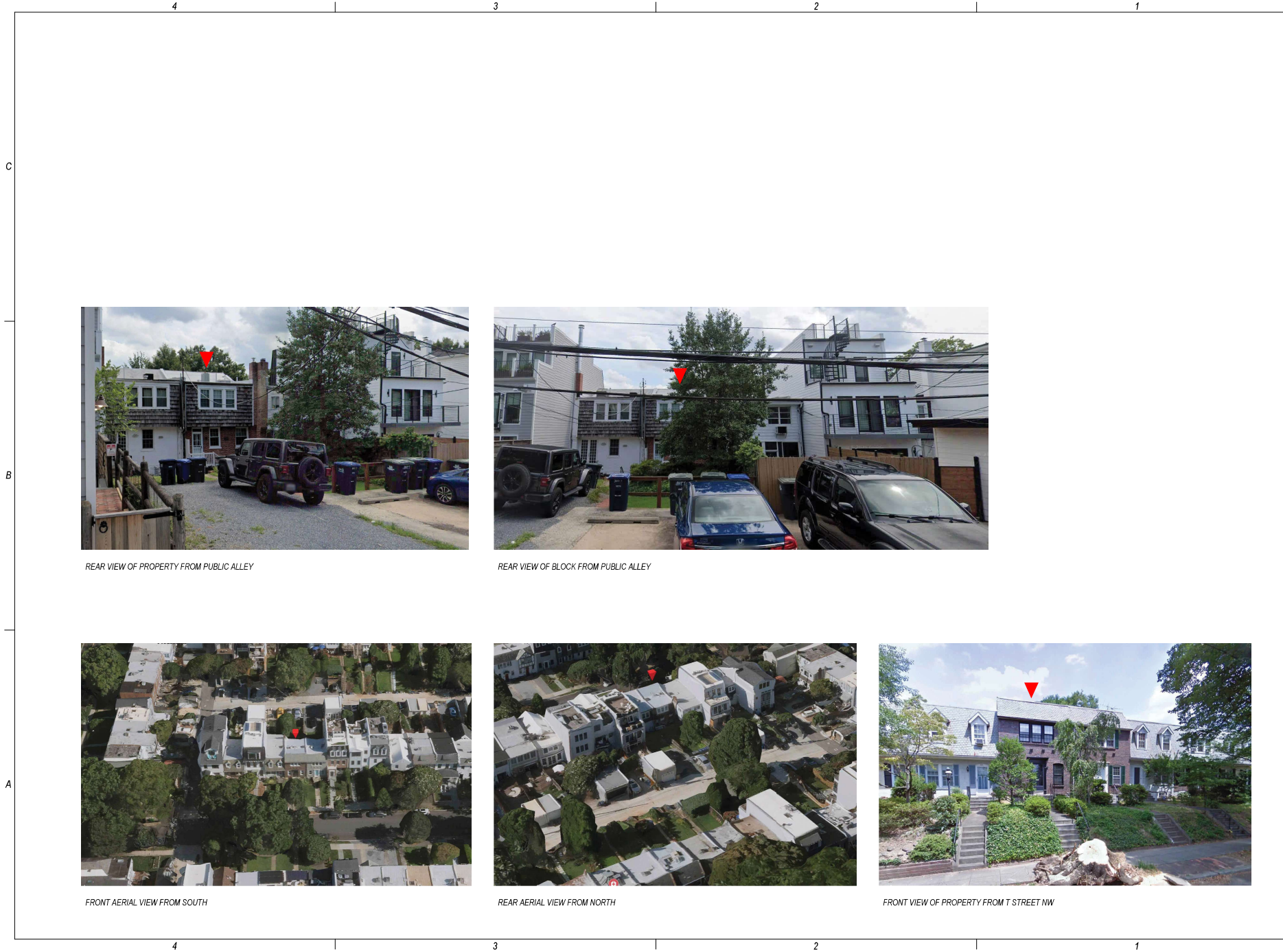
STAMP
PROJECT NO. FS2026003
DRAWN BY: A/INP
SCALE
DATE: 2026-05-06
DWG NO.

A0.0

Board of Zoning Adjustment
District of Columbia

CASE NO. 21493
EXHIBIT NO. 18

5/20/2025 12:37:17 PM



REAR VIEW OF PROPERTY FROM PUBLIC ALLEY

REAR VIEW OF BLOCK FROM PUBLIC ALLEY

FRONT AERIAL VIEW FROM SOUTH

REAR AERIAL VIEW FROM NORTH

FRONT VIEW OF PROPERTY FROM T STREET NW



3621 T STREET NW
SINGLE FAMILY HOME
ADDITION & RENOVATION

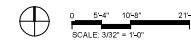
DATE	DESCRIPTION
2025-05-06	10% SUBMISSION SET

EXISTING CONDITIONS

DRAWING TITLE
STAMP

PROJECT NO.
FS2025003
DRAWN BY
Author
SCALE
1/2" = 1'-0"
DATE
2025-05-06
DWG NO.

A0.1



SITE & PROPERTY INFORMATION		
<u>PROPERTY & LOT DESCRIPTION</u>		
ADDRESS:	3021 1ST NW	
50' LOT	50' 00" (LOT 04)	
ZONING:	R-367	
USE / OCCUPANCY:	RESIDENTIAL / SINGLE-FAMILY ROWHOUSE	
EXISTING LOT AREA:	2,313 SF	
<u>LOT OCCUPANCY</u>		
A & B MAIN BLDG	555.00 SF	
R, PROPOSED ADDITION:	312.00 SF	
DETACHED GARAGE:	11.00 SF	
LOT COVERAGE (A + B + C):	1,881.00 SF (81.31%)	
MAIN BUILDING AREA INFO		
<u>MAIN BUILDING AREAS BY FLOOR:</u>		
	EXISTING	PROPOSED
CELLAR	518 SF	828 SF
1ST FLOOR	518 SF	928 SF
2ND FLOOR	555 SF	928 SF
3RD FLOOR		928 SF
GROSS FLOOR AREA (GFA):	1,591 SF	3,602 SF
<u>EXTENDED AREAS</u>		
1ST FLP DECK:	112 SF	
3RD FLP TERRACE:	38 SF	
POW DECK:	340 SF	
ZONING INFO / ANALYSIS		
BUILDING HEIGHT:	MAX. ALLOWED: 35'-0" PROPOSED: 33'-0" (B/L, U/L TO ROOF STR.)	
STORIES:	ALLOWABLE: 3 PROPOSED: 3 PLUS CELLAR	
FRONT YARD:	MIN. REQUIRED: WITHIN RANGE OF EXIST. EXISTING: N/A (UNCHANGED)	
SIDE YARD:	MIN. REQUIRED: N/A (ATTACHED ROW) EXISTING: N/A (UNCHANGED)	
REAR YARD:	MIN. REQUIRED: 20'-0" PROPOSED: 52'-0" B/L TO PROP. LINE 30'-0" BTW MAIN BLDG & GARAGE	
LOT OCCUPANCY:	MAX. ALLOWED: SINGLE-FAMILY PROPOSED: 60.00% (1,387.80 SF) 52.00% (1,150.00 SF)	
PERVIOUS SURFACE:	MIN. REQUIRED: 20.00% (#62.60 SF) PROPOSED: 32.01% (714.00 SF)	
PARKING:	MIN. REQUIRED: 1 PARKING SPACE PROPOSED: 1 STANDARD SPACE	
DETACHED ACCESSORY BUILDING		
USE / OCCUPANCY:	PRIVATE 1-CAR GARAGE	
BUILDING HEIGHT:	MAX. ALLOWED: 22'-0" PROPOSED: 10'-0" (B/L, U/L TO ROOF STR.)	
STORIES:	ALLOWABLE: 2 PROPOSED: 1	
BUILDING AREA:	MAX. ALLOWED: 450.00 SF PROPOSED: 314.00 SF	
REAR YARD:	MIN. REQUIRED: 20'-0" PROPOSED: 30'-0" BTW MAIN BLDG & GARAGE	

[illegible]

DRAWING TITLE
**SITE PLANS AND
 ZONING INFO**
 STAMP

PROJECT NO.
FS2026003

DRAWN BY:
Author

SCALE:
3/32" = 1'-0"

DATE:
2026-05-06

DWG. NO.

A1.0

DATE	DESCRIPTION
2024-05-08	ISSUE SUBMISSION SET

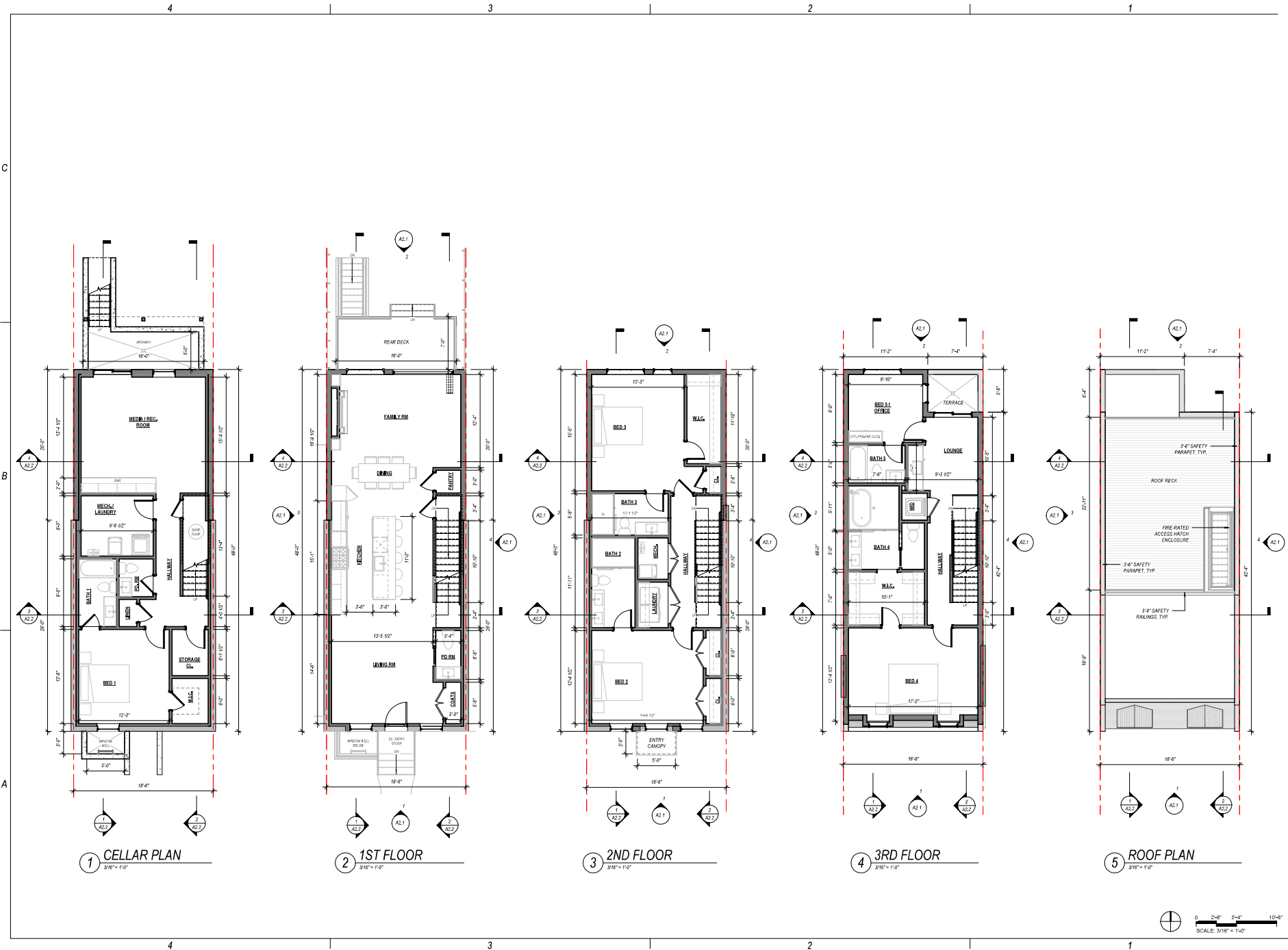
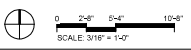
PROPOSED PLANS

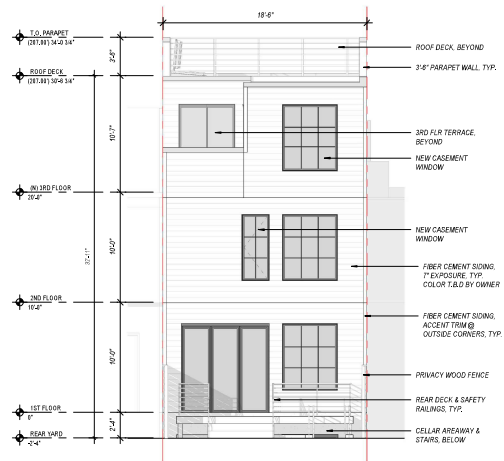
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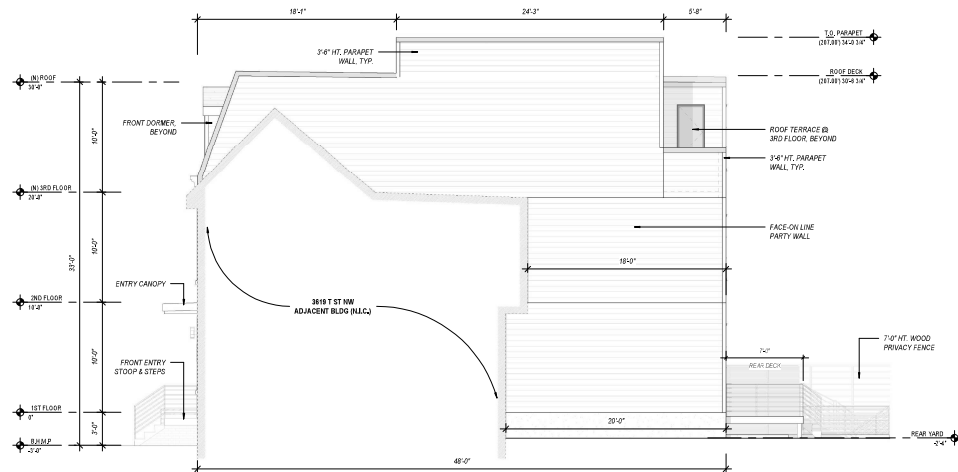
PROJECT NO.
FS2026003
DRAWN BY
AUBRY
SCALE
3/16" = 1'-0"
DATE
2026-05-06
DWG. NO.

A1.1

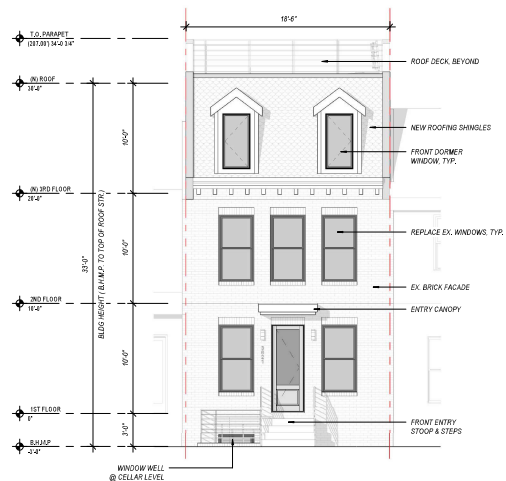




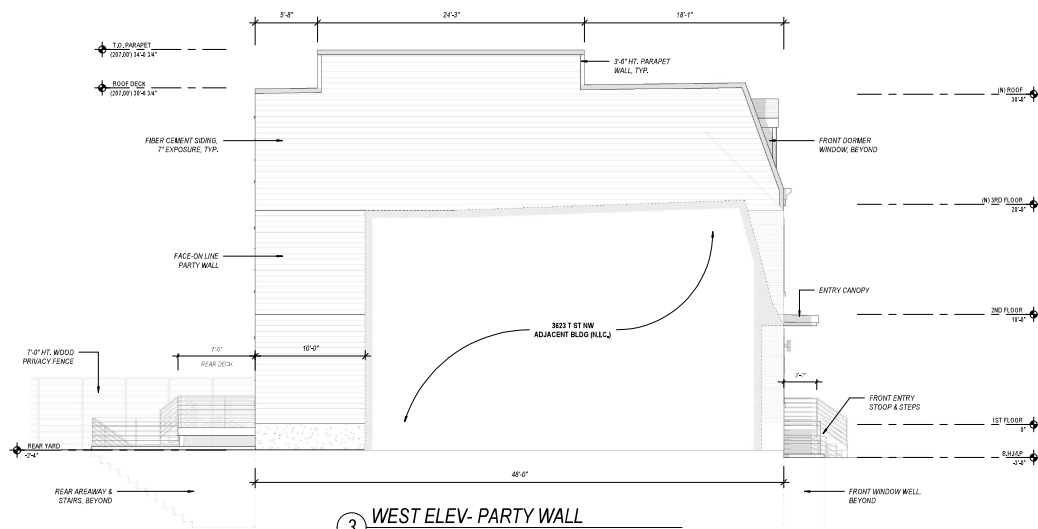
② NORTH ELEV - REAR
3/16" = 1'-0"



④ EAST ELEV - SIDE
3/16" = 1'-0"



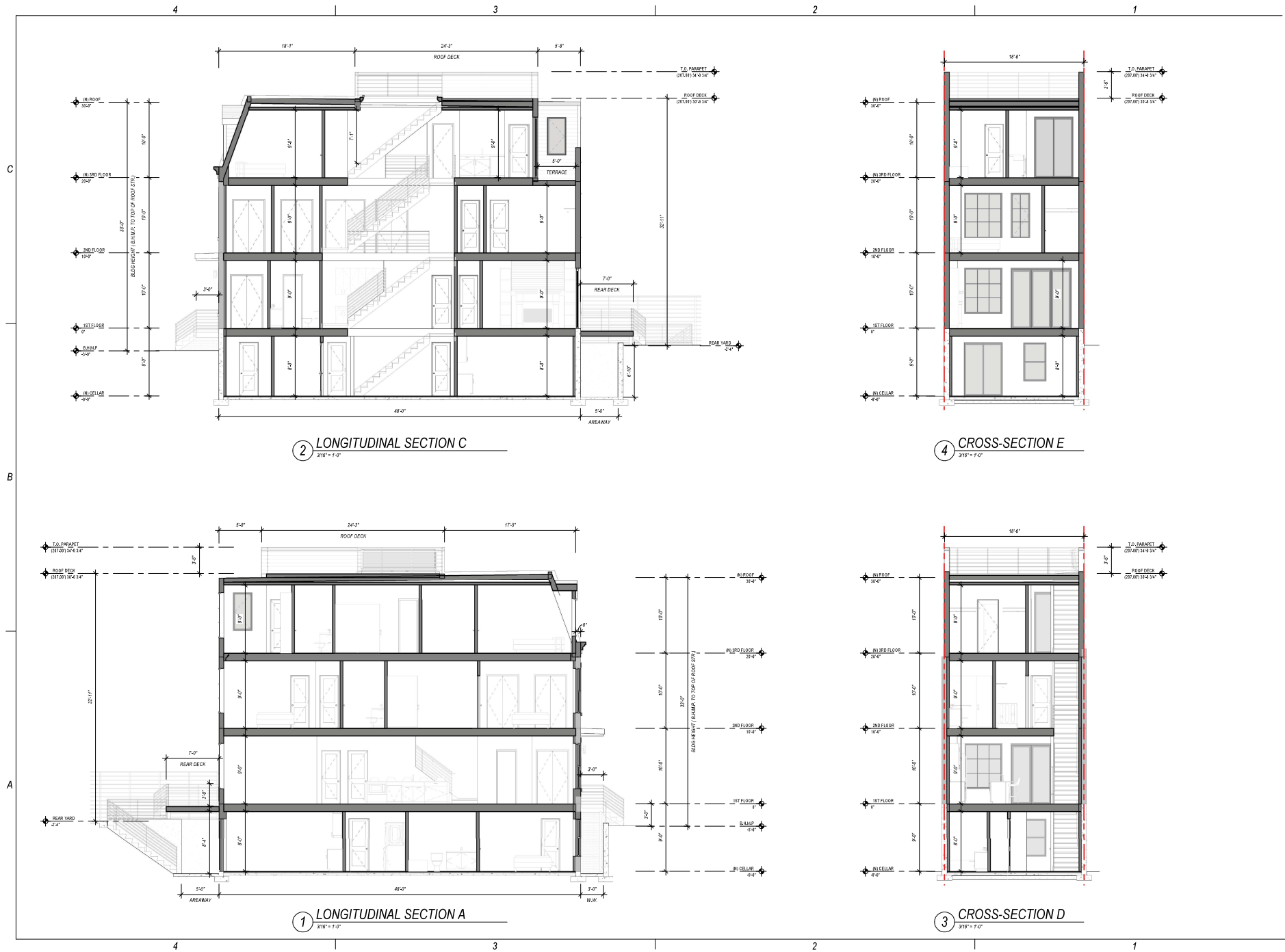
① SOUTH ELEV - FRONT
3/16" = 1'-0"



③ WEST ELEV - PARTY WALL
3/16" = 1'-0"

DATE	DESCRIPTION
2025-05-06	ISSUE SUBMISSION SET

5/20/2025 12:37:45 PM



3621 T STREET NW
SINGLE-FAMILY RESIDENCE
ADDITION & ALTERATION

DATE	DESCRIPTION
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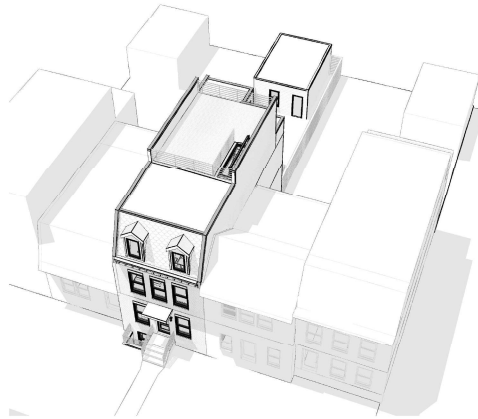
PROPOSED SECTIONS

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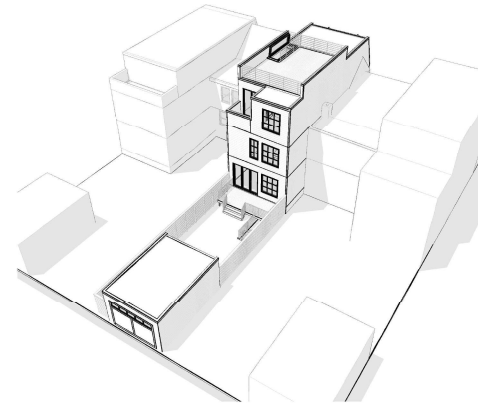
PROJECT NO.
FS2025003
DRAWN BY
Aldrey
SCALE
3/16" = 1'-0"
DATE
2025-05-06
DWG NO.

A2.2

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③ BIRD'S EYE VIEW - FRONT



④ BIRD'S EYE VIEW - REAR



① PERSPECTIVE VIEW - FRONT



② PERSPECTIVE VIEW - REAR

DATE	DESCRIPTION
2025-05-06	100% SUBMISSION SET

PERSPECTIVE VIEWS

STAMP

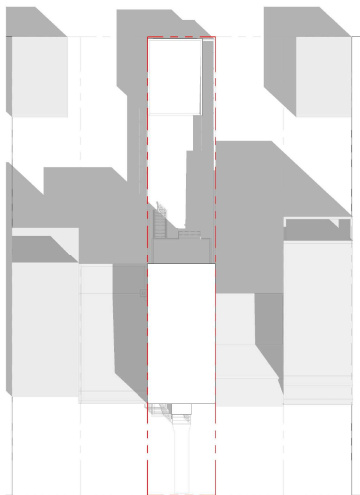
PROJECT NO.
FS2025003
DRAWN BY
AUBRY
SCALE

DATE
2025-05-06
DWG. NO.

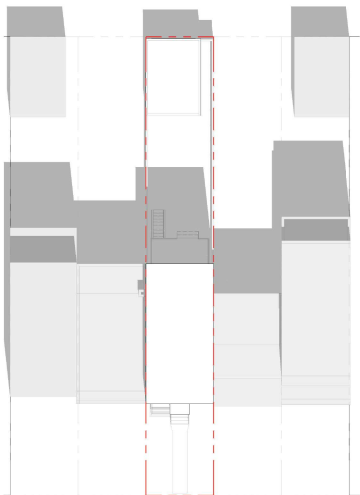
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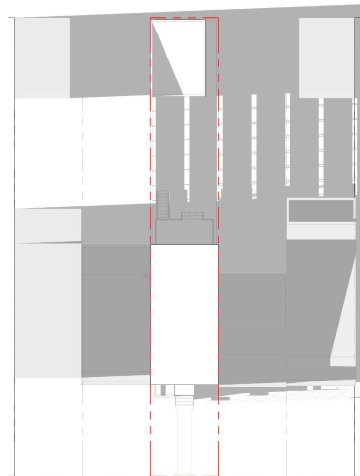
BY-RIGHT 10'-0" ADDITION



④ SPRING/FALL EQUINOX 10:00AM
1/16" = 1'-0"



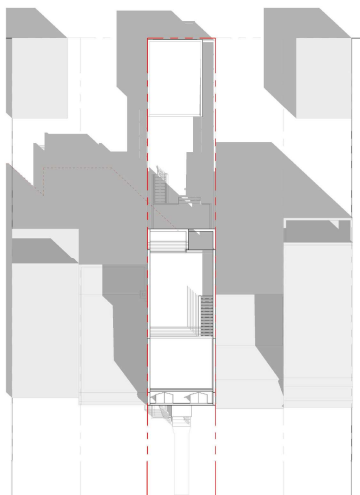
⑤ SPRING/FALL EQUINOX 12:00PM
1/16" = 1'-0"



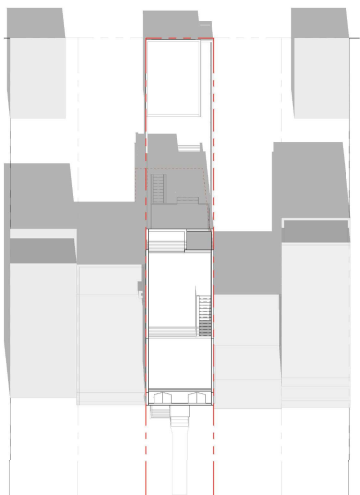
⑥ SPRING/FALL EQUINOX 6:00PM
1/16" = 1'-0"

BY-RIGHT

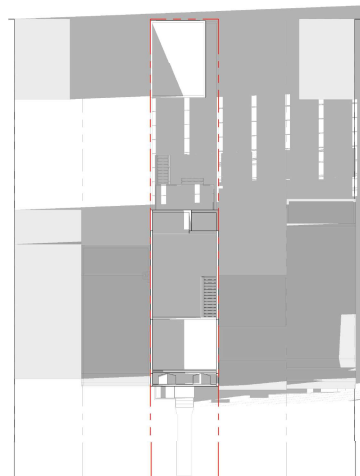
PROPOSED 18'-0" ADDITION



① SPRING/FALL EQUINOX 10:00AM
1/16" = 1'-0"

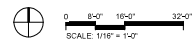


② SPRING/FALL EQUINOX 12:00PM
1/16" = 1'-0"



③ SPRING/FALL EQUINOX 6:00PM
1/16" = 1'-0"

PROPOSED



3621 T STREET NW
SINGLE-FAMILY RESIDENCE
ADDITION & TERRACE

DATE	DESCRIPTION
2025-05-06	10% SUBMISSION SET

DRAWING TITLE
SOLAR STUDY -
SPRING EQUINOX

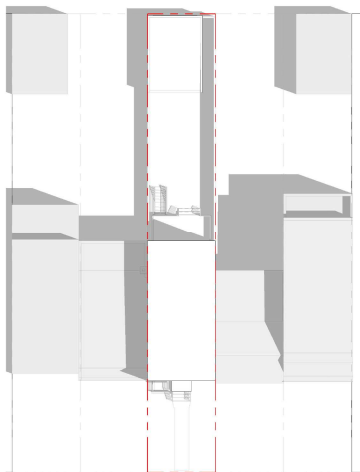
STAMP

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AUBRY
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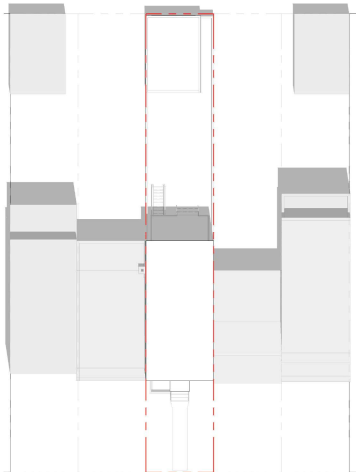
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A3.1

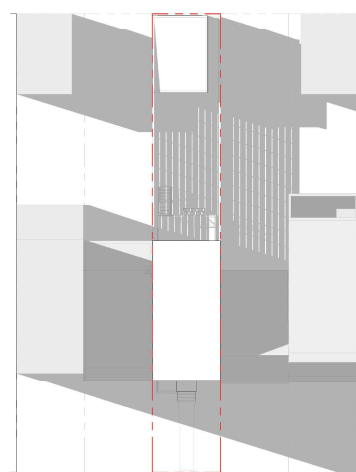
BY-RIGHT 10'-0" ADDITION



④ SUMMER SOLSTICE 10:00AM
1/16" = 1'-0"



⑤ SUMMER SOLSTICE 12:00PM
1/16" = 1'-0"



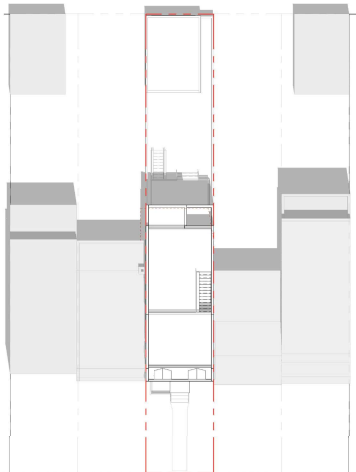
⑥ SUMMER SOLSTICE 6:00PM
1/16" = 1'-0"

BY-RIGHT

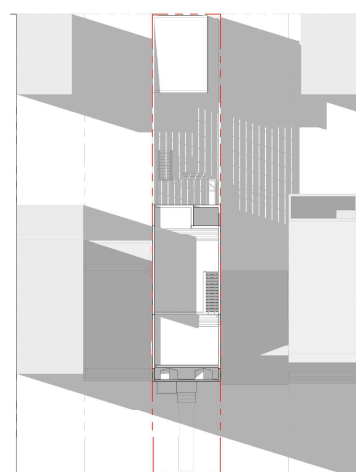
PROPOSED 18'-0" ADDITION



① SUMMER SOLSTICE 10:00AM
1/16" = 1'-0"

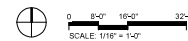


② SUMMER SOLSTICE 12:00PM
1/16" = 1'-0"



③ SUMMER SOLSTICE 6:00PM
1/16" = 1'-0"

PROPOSED



DATE	DESCRIPTION
2025-05-06	LOI SUBMISSION SET

DRAWING TITLE
SOLAR STUDY -
SUMMER SOLSTICE

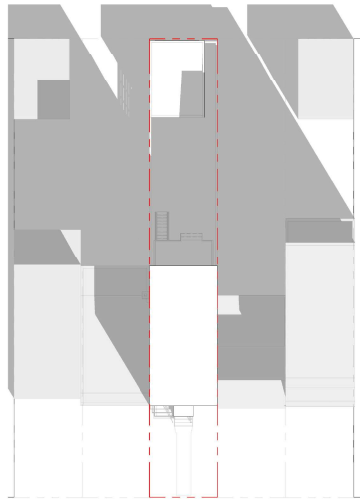
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FS2025003
DRAWN BY
AUBRY
SCALE
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DATE
2025-05-06
DWG. NO.

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A3.2

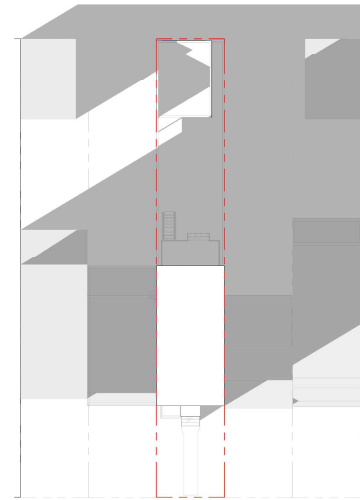
BY-RIGHT 10'-0" ADDITION



④ WINTER SOLSTICE 10:00AM
1/16" = 1'-0"



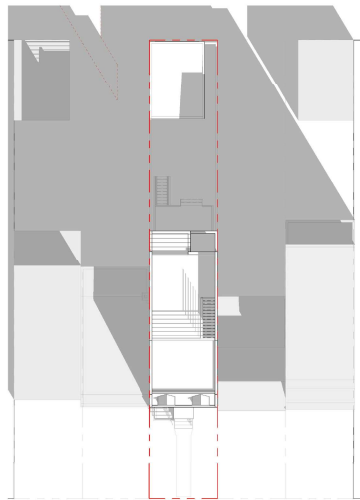
⑤ WINTER SOLSTICE 12:00PM
1/16" = 1'-0"



⑥ WINTER SOLSTICE 6:00PM
1/16" = 1'-0"

BY-RIGHT

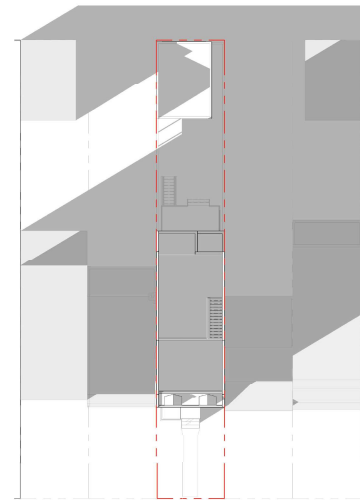
PROPOSED 18'-0" ADDITION



① WINTER SOLSTICE 10:00AM
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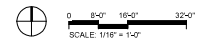


② WINTER SOLSTICE 12:00PM
1/16" = 1'-0"



③ WINTER SOLSTICE 6:00PM
1/16" = 1'-0"

PROPOSED



DATE	DESCRIPTION
2025-05-06	100% SUBMISSION SET

DRAWING TITLE
SOLAR STUDY -
WINTER SOLSTICE

STAMP

PROJECT NO.
FS2025003
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Author
SCALE
1/16" = 1'-0"
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2025-05-06
DWG NO.

A3.3