District of Columbia
Office of Planning

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Crystal Myers, Case Manager
MBR
Maxine Brown-Roberts, Associate Director for Development Review

**DATE:** September 28, 2026

**SUBJECT:** BZA #21493 – 3621 T Street, NW – Request for a third floor, a rear addition and an accessory building

## I. RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the requested special exception, pursuant to D § 5201 and Subtitle X § 901.2.:

- Subtitle D § 207 – Rear Addition (10 ft. max., 18 ft. proposed); and

OP believes that the proposed accessory structure should be setback from the property line as required by Subtitle D § 1105.2. This was bought to the attention of the Applicant. OP has provided the analysis in the event that the BZA agrees. OP recommends approval of the following relief pursuant to D § 5201 and Subtitle X § 901.2.

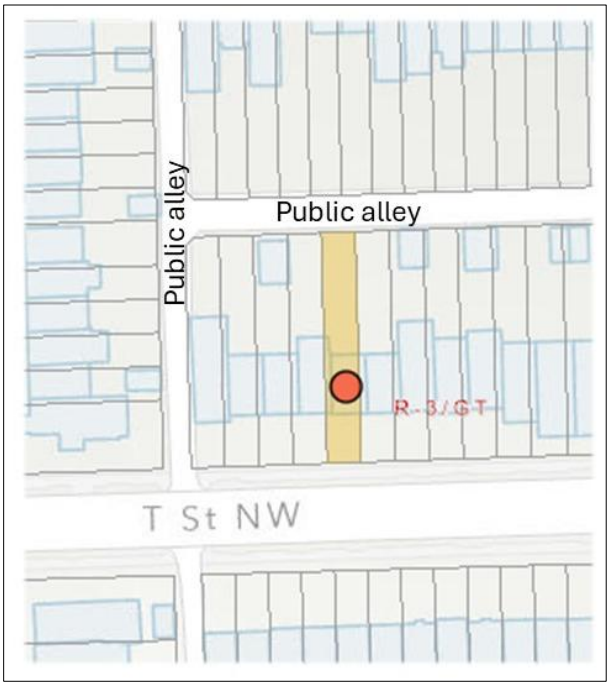
- Subtitle D § 1105.2, Accessory Buildings side lot line setback (3 ft. minimum required, 0 proposed)

## II. LOCATION AND SITE DESCRIPTION

| | |
|---|---|
| Applicant | 3621 T ST LLC represented by Kayode Akinsinde |
| Address | 3621 T Street, NW |
| Legal Description | Square 1296, Lot 340 |
| Ward / ANC | Ward 2 / ANC 2E |
| Zone | R-3/GT |
| Historic District or Resource | None |
| Lot Characteristics and Existing Development | An 18.5 ft. x 125 ft. rectangular lot with a 20 ft. public alley in the rear and a 15 ft. wide building restriction line in the front. |
| Adjacent Properties | The adjacent houses on all sides are two-story, single family rowhouses. |
| Neighborhood Character | The neighborhood is primarily composed of single family rowhouses. |
| Proposal | The proposal is to add a third story, a three-story, rear addition with a roof deck and a new detached one-story garage. |

Board of Zoning Adjustment
District of Columbia
CASE NO. 21493
EXHIBIT NO. 10

**Site Location**




## III. ZONING REQUIREMENTS AND RELIEF REQUESTED

| R-3/GT Zone | Regulation | Existing | Proposed | Zoning Relief |
|---|---|---|---|---|
| Lot Area<br>D§ 202 | 2,000 sq. ft. min. | 2,313 sq. ft. | No Change | Existing Conforming |
| Lot Width<br>D§ 202 | 20 ft. min. | 18.5 ft. b | No Change | Existing Non-Conforming |
| Height<br>D§ 203/1101.1 | 35 ft. max. | 30.7ft. | 37 ft. | Conforming |
| Lot Occupancy<br>D§ 210 | 60% max. | 24% | 52% | Conforming |
| Rear Yard<br>D§ 207 | 20 ft. min. | 70 ft. | 25 ft. | Conforming |
| Rear Wall Extension<br>D§ 207.4 | 10 ft. max | N/A | 18 ft. | **Relief Requested** |
| Pervious Surface<br>D§ 211 | 20% min. | Not provided | 33.5% | Conforming |

| R-3/GT Zone | Regulation | Existing | Proposed | Zoning Relief |
|---|---|---|---|---|
| Accessory Building Side setback D§ 1105.2 | 3 ft. min. | N/A | 3.5 ft. – east side<br>**0 ft. - west side** | **Relief Needed** |
| Parking C§ 702.4 | 1 space | 1 space | No change | Conforming |

## IV. ANALYSIS

**Subtitle X, Chapter 9 General Special Exception Criteria**

*Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?*

R-3/GT zone allows residential, row dwellings with accessory structures as proposed. The expansion of the building and introduction of an accessory structure would not introduce any nonresidential uses, and the requested extension would be with that allowed by special exception. As demonstrated below, the building and use would continue to be in harmony with the intent and purpose of the R-3/GT zone.

*Would the proposal appear to tend to affect adversely, the use of neighboring property in accordance with the zoning regulations and maps?*

As explained further in the below Subtitle D § 5201 discussion, the proposed rear wall extension and the accessory building not having a side setback on the western side should not adversely affect the light and air, the enjoyment of property and the privacy of the neighboring properties.

*Subject in specific cases to the special conditions specified in this title.*

The proposal meets the conditions of Subtitle D § 5201.

**General Special Exception Criteria (D § 5201)**

*5201 SPECIAL EXCEPTION RELIEF FROM CERTAIN REQUIRED DEVELOPMENT STANDARDS*

*5201.1 For an addition to a principal residential building with one (1) principal dwelling unit on a non-alley lot or for a new principal residential building on a substandard non-alley record lot as described by Subtitle C § 301.1, the Board of Zoning Adjustment may grant relief from the following development standards of this subtitle as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:*

*(a) Lot occupancy subject to the following table:*

| TABLE D § 5201.1(a): MAXIMUM PERMITTED LOT OCCUPANCY BY SPECIAL EXCEPTION | | |
|---|---|---|
| Zone | Type of Structure | Maximum Lot Occupancy |
| All R-3 zones except R-3/GT | All Structures | 70% |
| R-3/GT | Row | |
| R-3/GT | Detached<br>Semi-Detached | 50% |
| All other R zones | All Structures | |

*(b)* ***Yards****, including alley centerline setback; and*

*(c)* *Pervious surface.*

Relief is requested to extend the rear wall more than 10 feet beyond the adjacent neighbor to the rear wall and not to provide a side yard setback to the accessory structure.

*5201.2* *For a new or enlarged accessory structure to a residential building with only one (1) principal dwelling unit on a non-alley lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter* 9:

*(a)* *Lot occupancy as limited in Table D § 5201.1(a);*
*(b)* *Maximum building area of an accessory building;*
*(c)* *Yards, including setbacks from a rear or side lot line, or alley centerline setback; and*
*(d)* *Pervious surface*

Relief is needed for the proposed accessory building to have no setback from the western side lot line.

*5201.3* *For a new or enlarged building on an Alley Record Lot, the Board of Zoning Adjustment may grant relief from the following development standards as a special exception, subject to the provisions of this section and the general special exception criteria at Subtitle X, Chapter 9:*

Not applicable.

*5201.4* *An application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:*

*(a)* *The light and air available to neighboring properties shall not be unduly affected;*

The light and air available to neighboring properties should not be unduly affected by the proposal. The Applicant has submitted a shadow study at comparing a matter of right development with the proposed. The comparison demonstrates that the project would not create significantly greater impacts on sunlight than a by-right addition.

*(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;*

The proposal should not unduly compromise the privacy of neighboring properties. No windows are proposed for the side walls so there would be no views into the living areas of the adjacent properties.

The proposed garage would also not unduly compromise the neighboring property to the west. The one-story garage would be adjacent to the neighbor's parking space. This neighbor also has a privacy fence around the portion of their rear yard that is behind their parking space.

*(c) The proposed addition or accessory structure, together with the original building, or the new principal building, as viewed from the street, alley, and other public way, shall not substantially visually intrude upon the character, scale, and pattern of houses along the street or alley frontage; and*

The proposed addition would not substantially intrude on the visual character, scale, or pattern of houses along either the street or alley frontage. Although it would be visible from both 36th Street and the alley, the third-floor addition would be consistent with the architectural character of the area. Its sloped roof and dormer windows would be similar in scale and form to neighboring homes. The roof deck would be set back 17 feet 5 inches, minimizing its visibility from the street.

At the rear, the addition would likewise be compatible with surrounding properties. The project includes replacing the existing small parking lot with a one-story garage, which is in keeping with other accessory structures along the alley. Overall, both the addition and the garage would be substantially similar in character, scale, and pattern to nearby rear elevations, many of which feature comparable rear additions and detached accessory buildings.

*(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition or accessory structure to adjacent buildings and views from public ways.*

The application includes plans, elevations, a plat, and photos.

*5201.5 The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.*

No other special treatment is suggested by OP.

*5201.6* *This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories as a special exception, except as permitted for* alley lots *pursuant to D § 5201.3.*

The proposed use, lot occupancy and height are all within the matter-or-rights standards of the R-3/GT zone.

*5201.7* *Where an application requests relief from the alley centerline setback requirements under this section, or relief from any alley lot provision of D § 5201.3, the Office of Zoning shall refer the application to the following agencies for their review and recommendations, to be filed in the case record within the forty- (40) day period established by Subtitle A § 211*

Not Applicable

## V. COMMENTS OF OTHER DISTRICT AGENCIES

There are no other District Agency comments in the record at this time.

## VI. ANC COMMENTS

Currently there is no letter in the record from ANC 2E.

## VII. COMMUNITY COMMENTS

Currently there are no community comments in the record.