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.

APPLICANT IS SEEKING BZA SPECIAL EXCEPTION RELIEF FROM TITLE 11 SUBTITLE D § 207.5 (REAR YARDS - BUILDING EXTENSIONS) - PURSUANT TO SUBTITLE X § 901.2 AND SUBJECT TO THE STANDARDS AND CRITERIA OF SUBTITLE D § 5201.4, D § 5201.5 & D § 5201.6.

PROJECT DIRECTORY

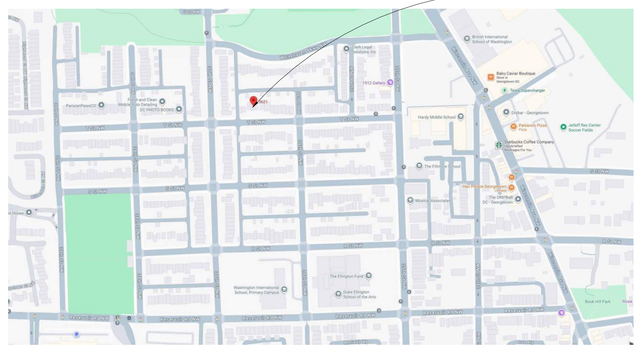
OWNER / APPLICANT:
3621 T ST LLC
MR. MAKHMAD ALIEV
10455 WHITE GRANITE DR. STE 425
OAKTON VA 22124
ALIEV@TELAVCONSTRUCTION.COM

ARCHITECT:
KAY AKINSINDE
FORMSIX DESIGN, LLC
kay@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



EXISTING FRONT



EXISTING REAR



FORMSIX DESIGN

3621 T STREET NW
SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DESCRIPTION	DATE
REVISED BZA SUBMISSION SET	2026-09-29

DRAWING TITLE
COVER SHEET

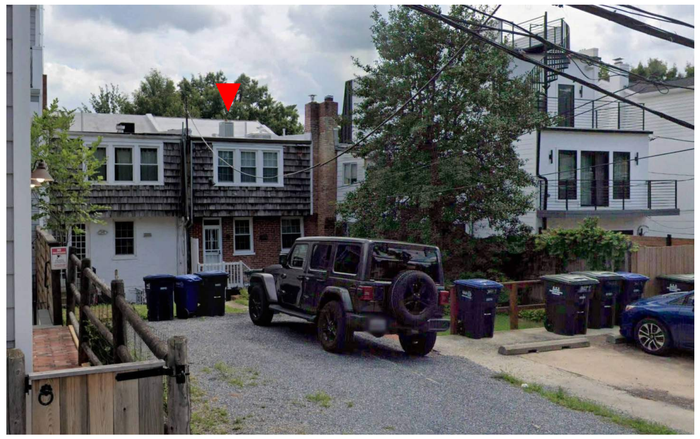
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FS2026003
DRAWN BY:
Author
SCALE:
DATE:
2026-09-29
DWG. NO.

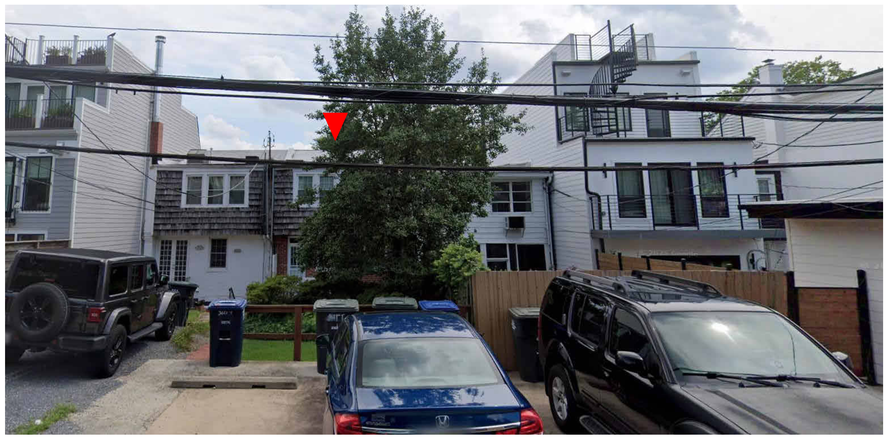
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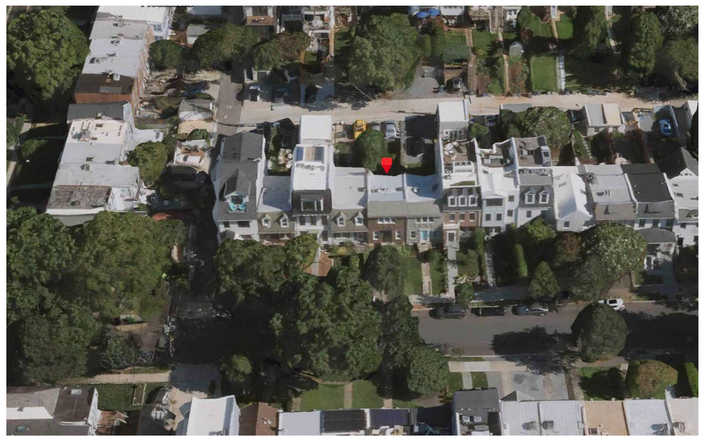
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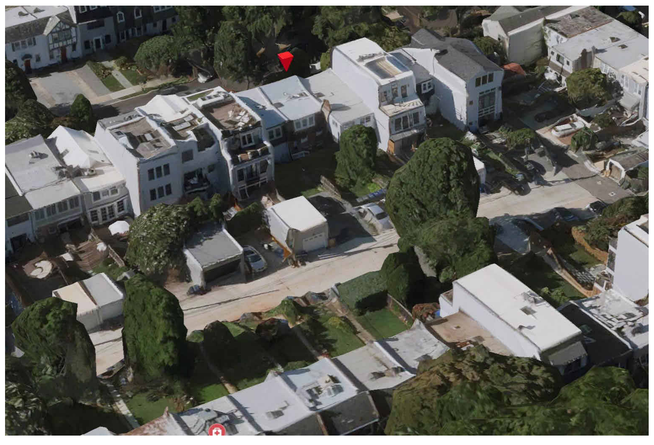
REAR VIEW OF PROPERTY FROM PUBLIC ALLEY



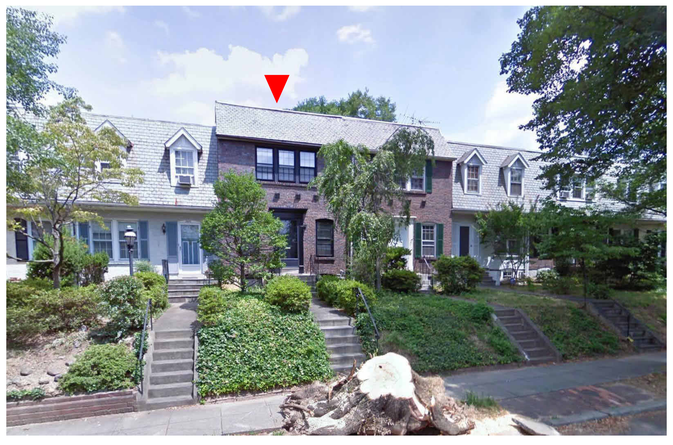
REAR VIEW OF BLOCK FROM PUBLIC ALLEY



FRONT AERIAL VIEW FROM SOUTH



REAR AERIAL VIEW FROM NORTH



FRONT VIEW OF PROPERTY FROM T STREET NW

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DATE	DESCRIPTION
2026-09-29	REVISED BZA SUBMISSION SET

DRAWING TITLE
EXISTING CONDITIONS

STAMP

PROJECT NO.
FS2026003

DRAWN BY:
Author

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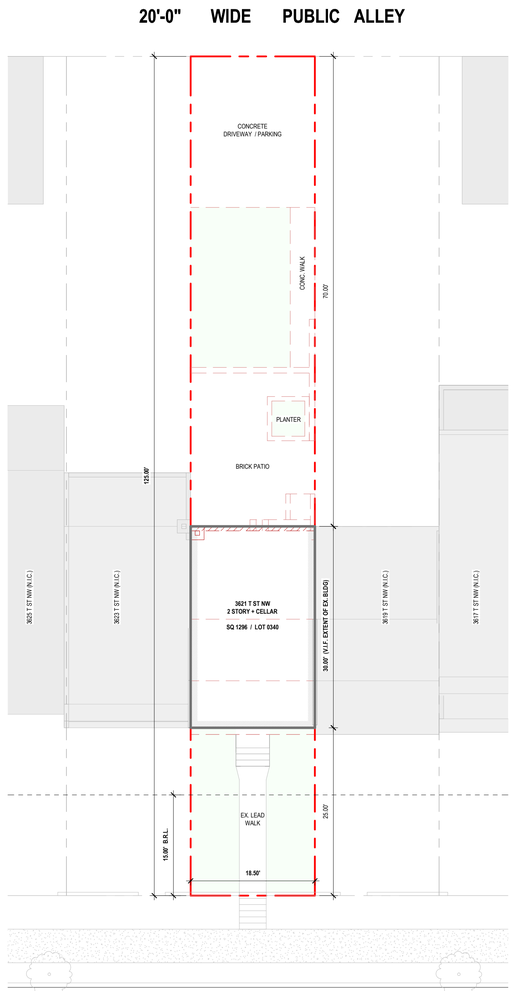
DATE:
2026-09-29

DWG. NO.

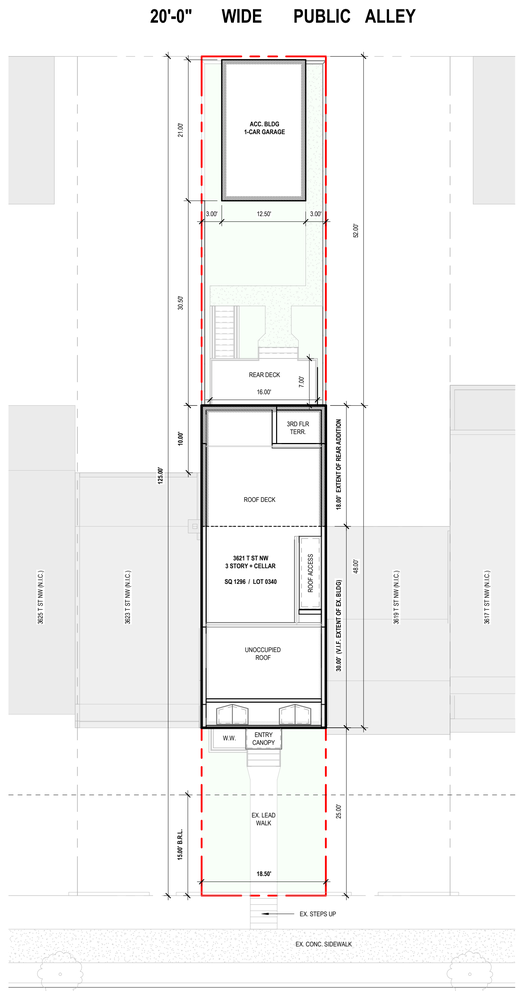
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1 EXISTING SITE PLAN
3/32" = 1'-0"



2 PROPOSED SITE PLAN
3/32" = 1'-0"

0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

SITE & PROPERTY INFORMATION

PROPERTY & LOT DESCRIPTION

ADDRESS:	3621 T ST NW
SQ / LOT:	SQ 1296 / LOT 0340
ZONING	R-3/GT
USE / OCCUPANCY:	RESIDENTIAL / SINGLE-FAMILY ROWHOUSE
EXISTING LOT AREA:	2,313 SF

LOT OCCUPANCY

A. EX. MAIN BLDG:	555.00 SF
B. PROPOSED ADDITION:	**333.00 SF**
C. DETACHED GARAGE:	**262.50 SF**
LOT COVERAGE (A + B + C):	**1,150.50 SF (49.74%)**

MAIN BUILDING AREA INFO

MAIN BUILDING AREAS BY FLOOR:

	EXISTING	PROPOSED
CELLAR	518 SF	**925 SF**
1ST FLOOR	518 SF	**925 SF**
2ND FLOOR	555 SF	**925 SF**
3RD FLOOR	--	**834 SF**
GROSS FLOOR AREA (G.F.A.)	1,591 SF	**3,609 SF**

EXTERIOR AREAS

1ST FLR DECK:	112 SF
3RD FLR TERRACE:	35 SF
ROOF DECK:	340 SF

ZONING INFO / ANALYSIS

BUILDING HEIGHT :	MAX. ALLOWED:	35'-0"
	PROPOSED:	**33'-0" (B.H.M.P. TO ROOF STR.)**
STORIES:	ALLOWABLE:	3
	PROPOSED:	**3 PLUS CELLAR**
FRONT YARD:	MIN. REQUIRED:	WITHIN RANGE OF EXST.
	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" BLDG TO PROP. LINE** *30'-6" BTW MAIN BLDG & GARAGE*
LOT OCCUPANCY:	MAX ALLOWED:	
	SINGLE-FAMILY:	60.00% (1,387.80 SF)
	PROPOSED:	**49.74% (1,150.50 SF)**
PERVIOUS SURFACE:	MIN. REQUIRED:	20.00% (462.60 SF)
	PROPOSED:	**35.11% (812.00 SF)**
PARKING:	MIN. REQUIRED:	1 PARKING SPACE
	PROVIDED:	**1 STANDARD SPACE**

DETACHED ACCESSORY BUILDING

USE / OCCUPANCY:	PRIVATE 1-CAR GARAGE	
BUILDING HEIGHT :	MAX. ALLOWED:	22'-0"
	PROPOSED:	**11'-0" (B.H.M.P. TO ROOF STR.)**
STORIES:	ALLOWABLE:	2
	PROPOSED:	**1**
BUILDING AREA :	MAX. ALLOWED:	550.00 SF
	PROPOSED:	**262.50 SF**
REAR YARD:	MIN. REQUIRED:	20'-0"
	PROPOSED:	*30'-6" BTW MAIN BLDG & GARAGE*

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE ADDITION & ALTERATION

DATE	DESCRIPTION
2026-09-29	REVISED BZA SUBMISSION SET

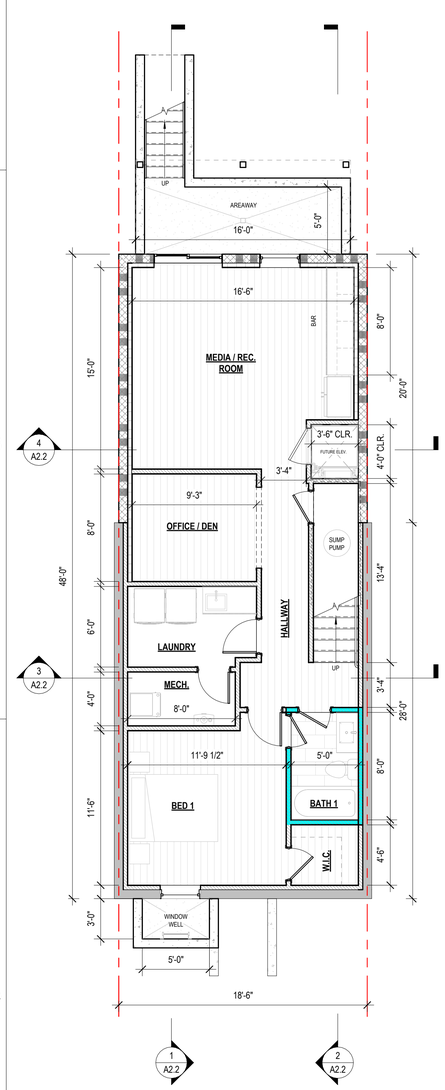
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SITE PLANS AND ZONING INFO

STAMP

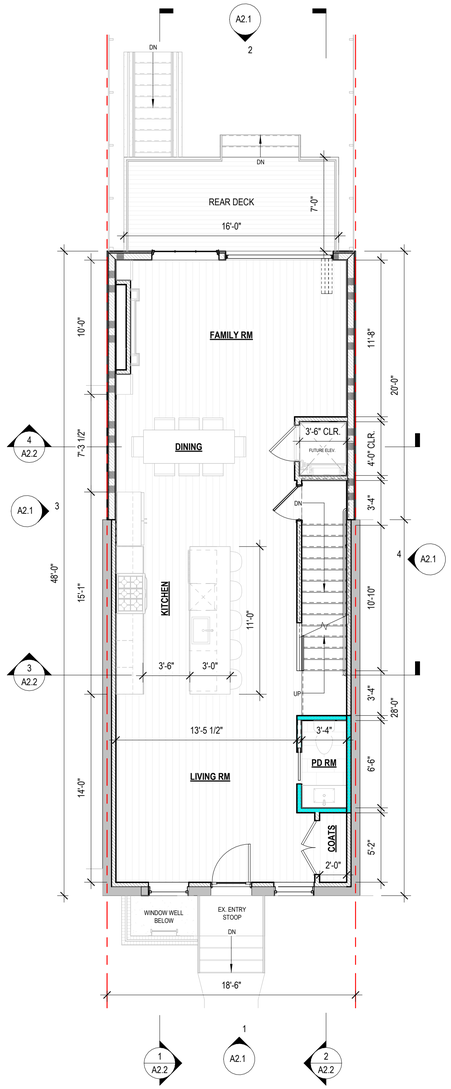
PROJECT NO.
FS2026003
DRAWN BY:
Author
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DATE:
2026-09-29
DWG. NO.
A1.0

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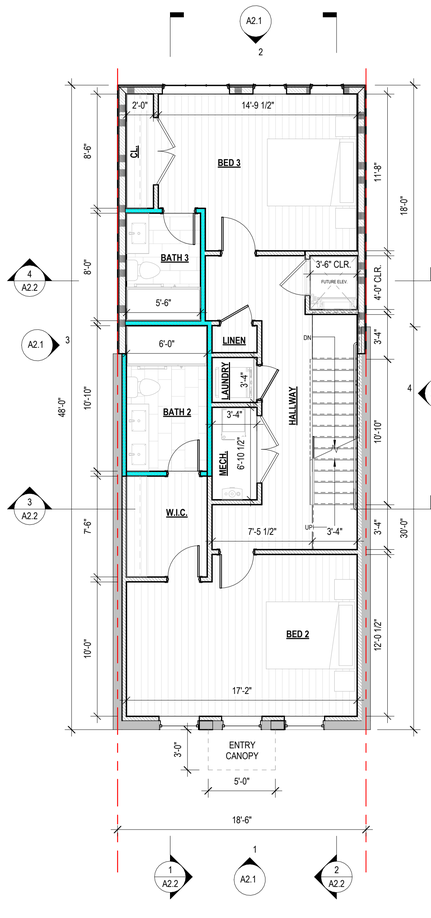
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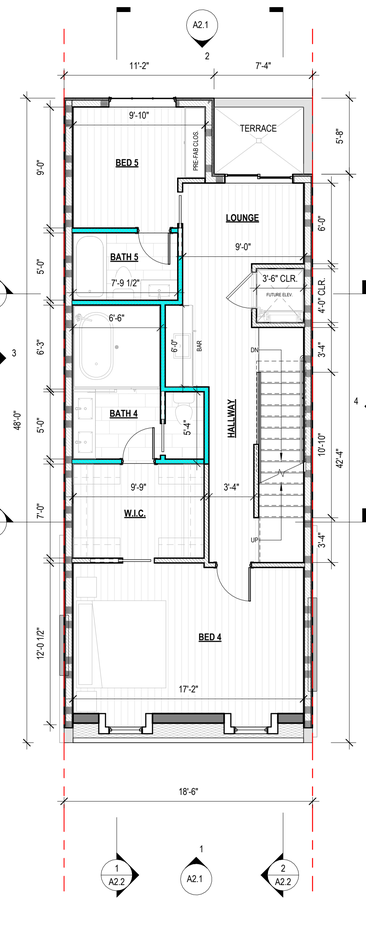
1 CELLAR PLAN
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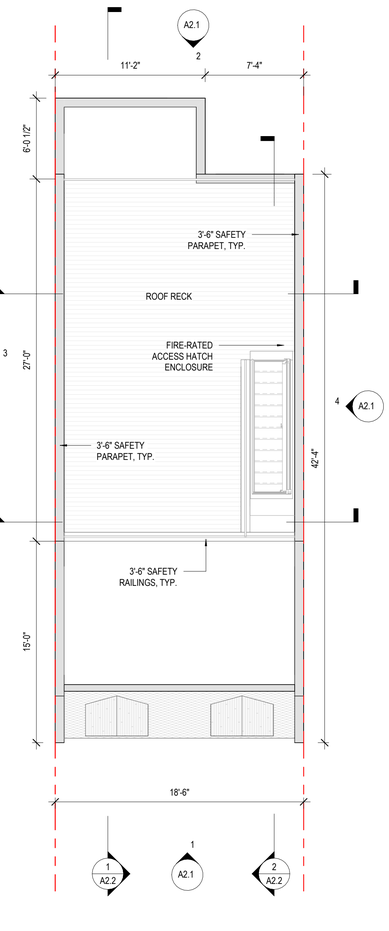
2 1ST FLOOR
3/16" = 1'-0"



3 2ND FLOOR
3/16" = 1'-0"



4 3RD FLOOR
3/16" = 1'-0"



5 ROOF PLAN
3/16" = 1'-0"

0 2'-8" 5'-4" 10'-8"
SCALE: 3/16" = 1'-0"

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DESCRIPTION	DATE
REVISED BZA SUBMISSION SET	2026-09-29

DRAWING TITLE
PROPOSED PLANS

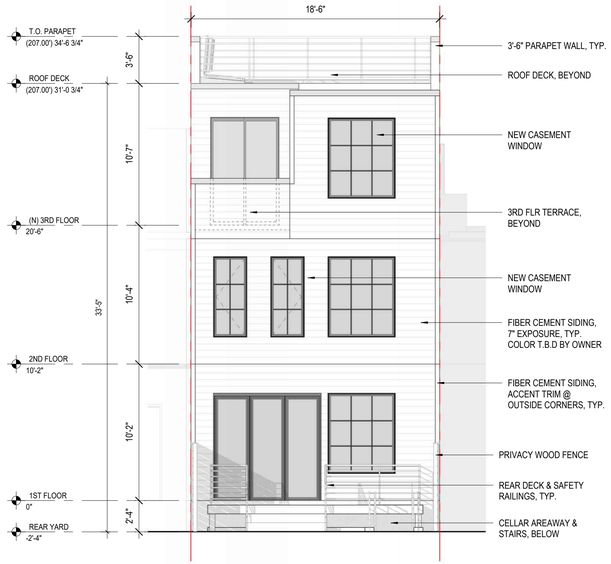
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DATE:
2026-09-29
DWG. NO.

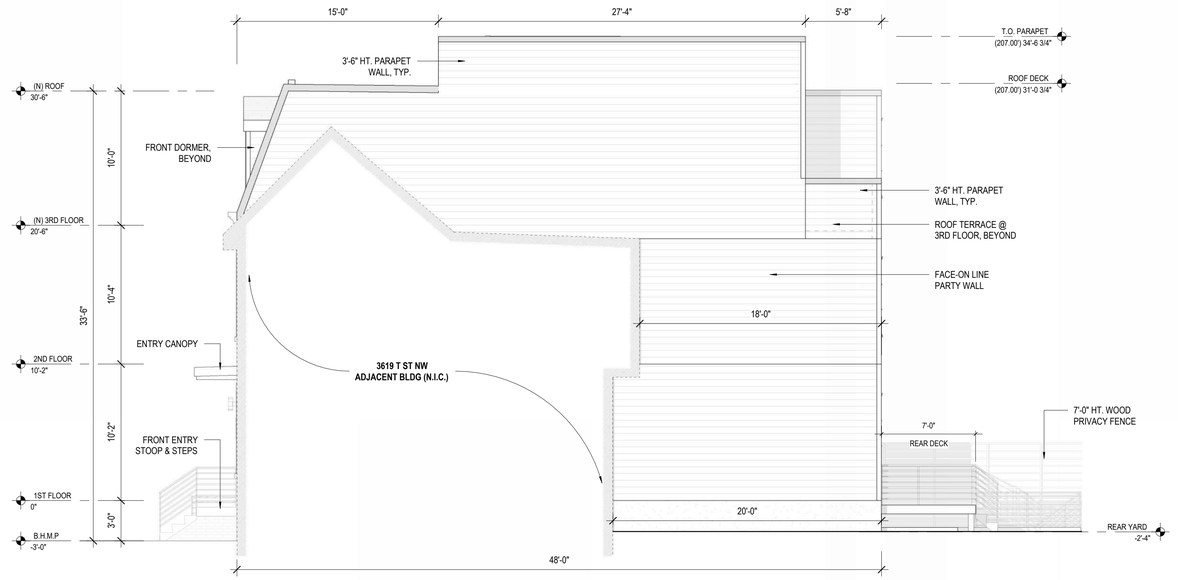
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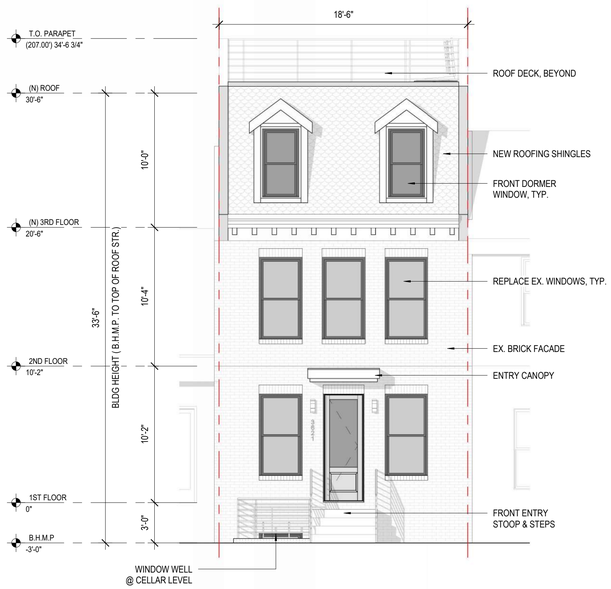
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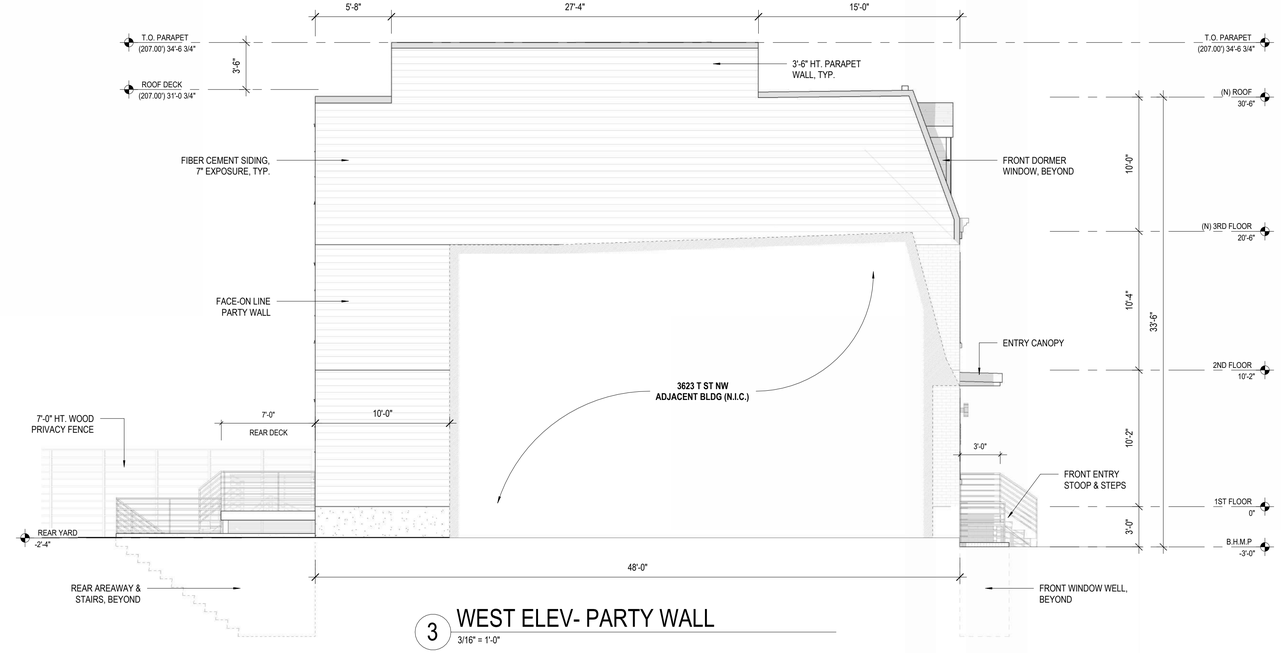
2 NORTH ELEV - REAR
3/16" = 1'-0"



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"

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DATE	DESCRIPTION
2026-09-29	REVISED BZA SUBMISSION SET

DRAWING TITLE
PROPOSED ELEVATIONS

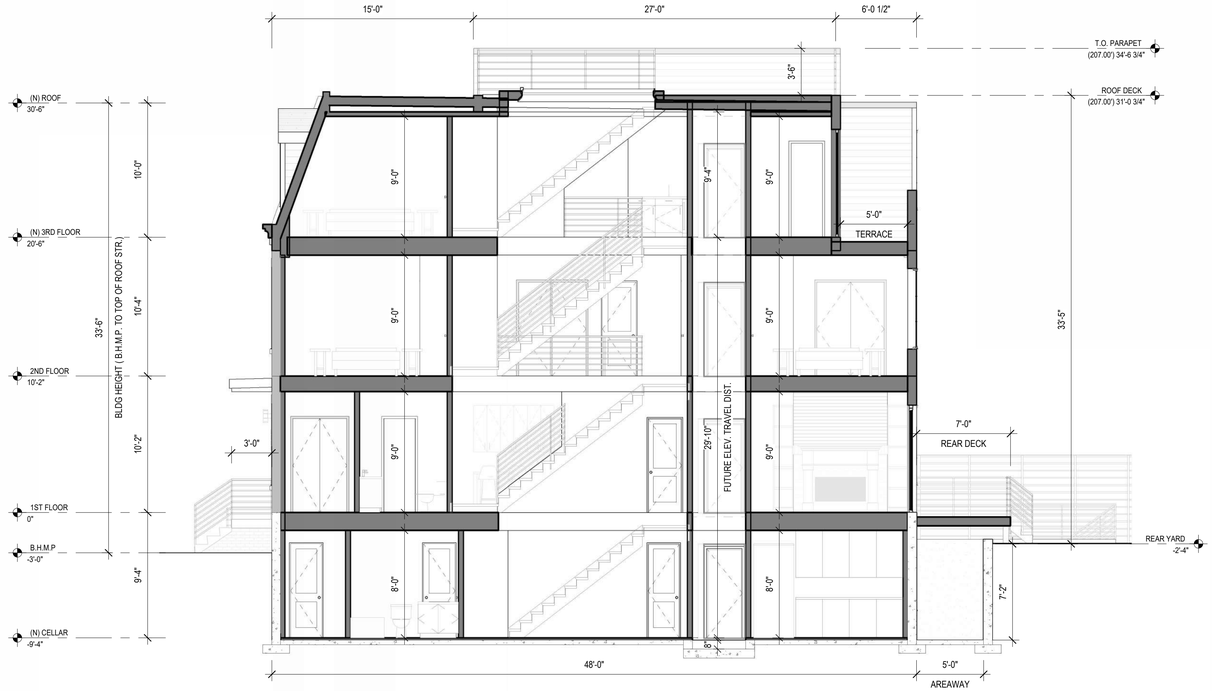
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2026-09-29
DWG. NO.

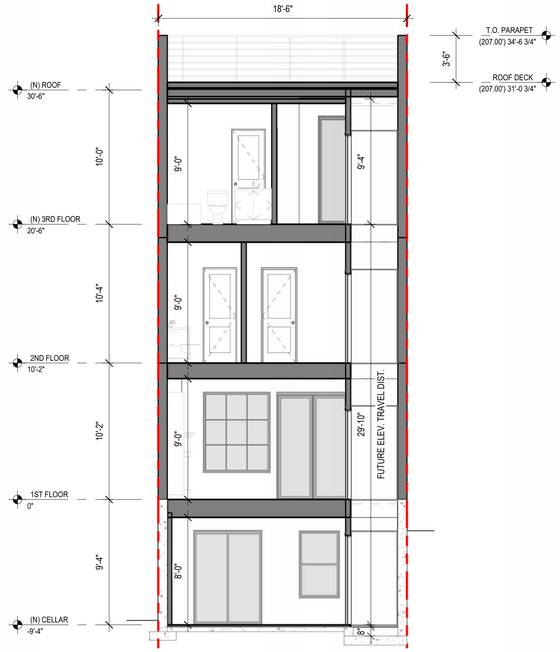
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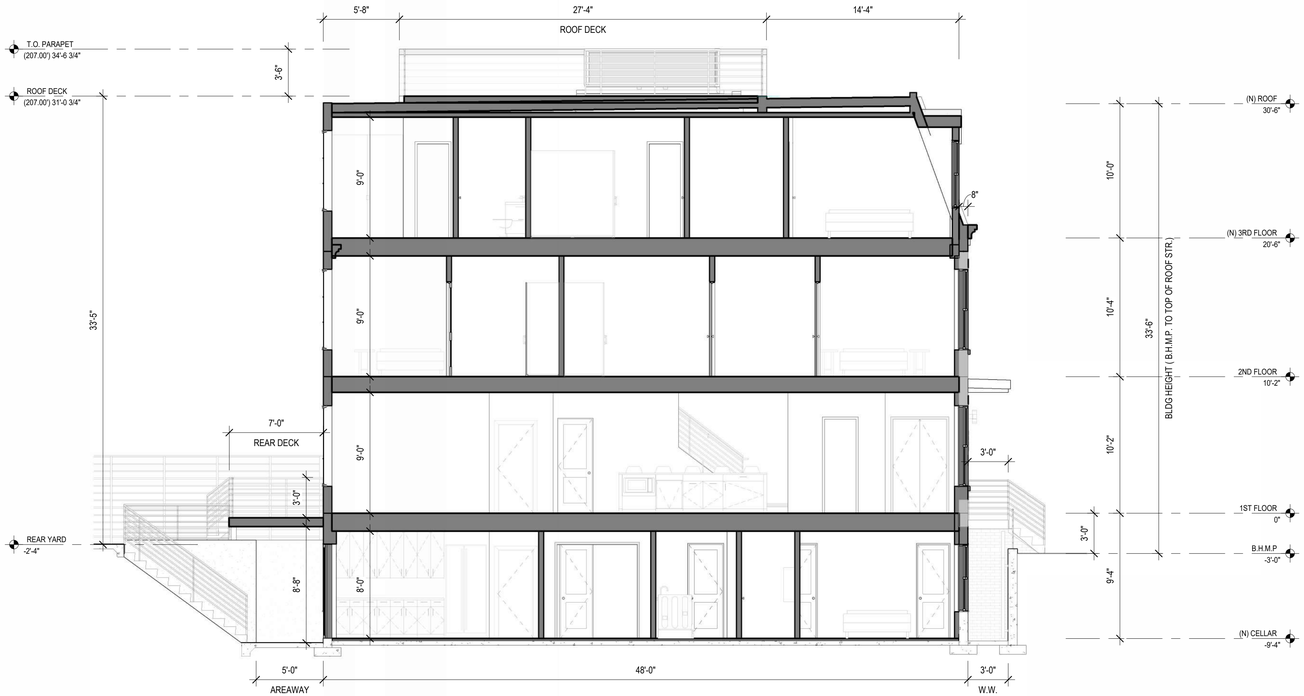
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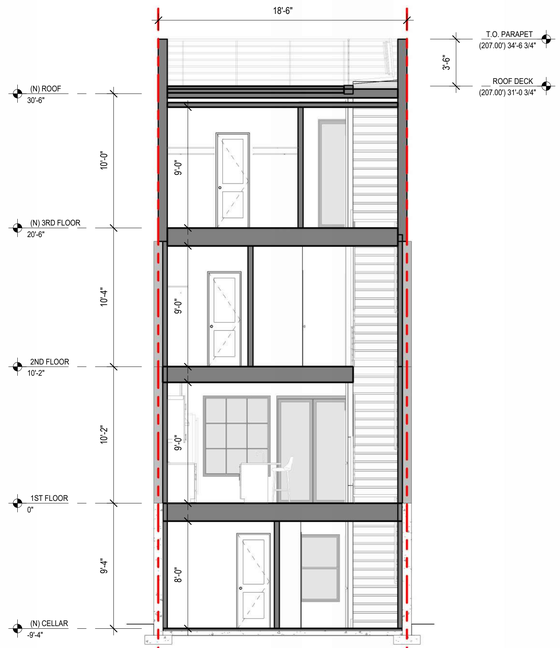
2 LONGITUDINAL SECTION C
3/16" = 1'-0"



4 CROSS-SECTION E
3/16" = 1'-0"



1 LONGITUDINAL SECTION A
3/16" = 1'-0"



3 CROSS-SECTION D
3/16" = 1'-0"

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DATE	DESCRIPTION
2026-09-29	REVISED BZA SUBMISSION SET

DRAWING TITLE
PROPOSED SECTIONS

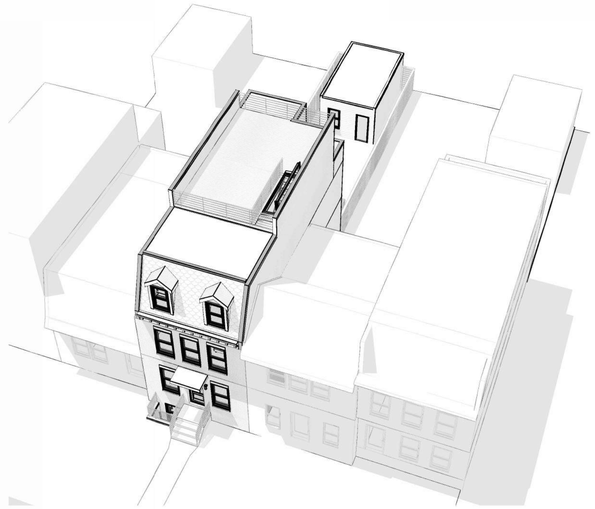
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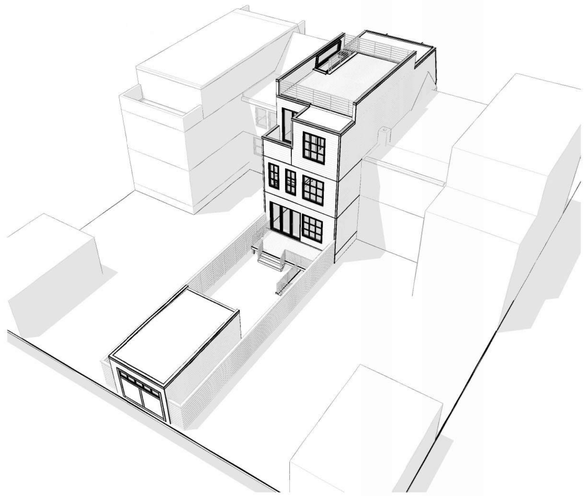
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3 BIRD'S EYE VIEW - FRONT



4 BIRD'S EYE VIEW - REAR



1 PERSPECTIVE VIEW - FRONT



2 PERSPECTIVE VIEW - REAR

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DESCRIPTION	DATE
REVISED BZA SUBMISSION SET	2026-09-29

DRAWING TITLE
PERSPECTIVE VIEWS

STAMP

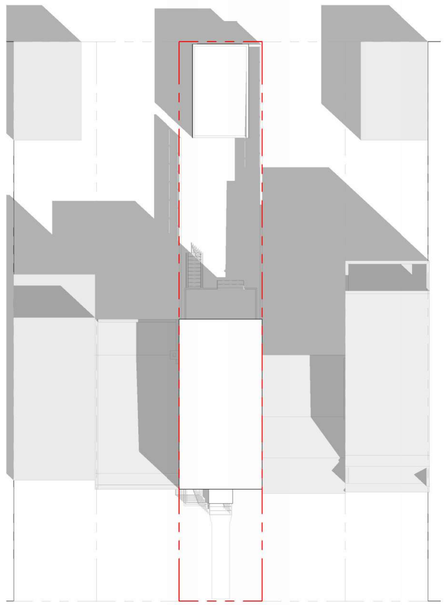
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FS2026003
DRAWN BY:
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2026-09-29
DWG. NO.

A3.0

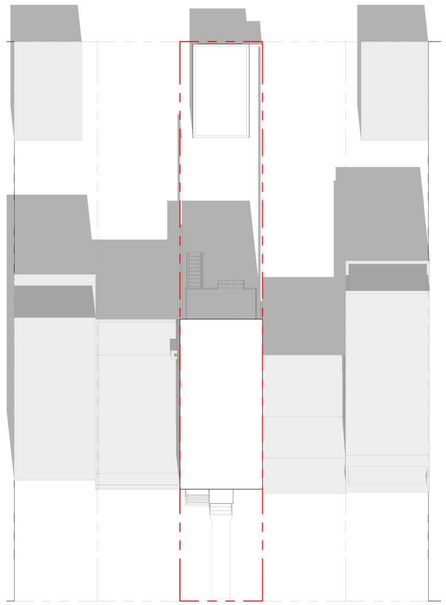
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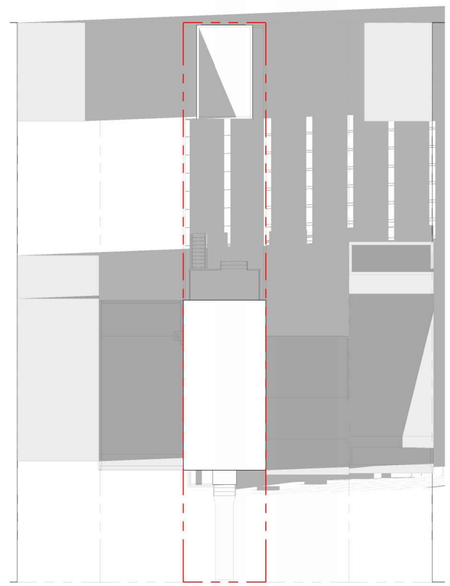
BY-RIGHT 10'-0" ADDITION



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



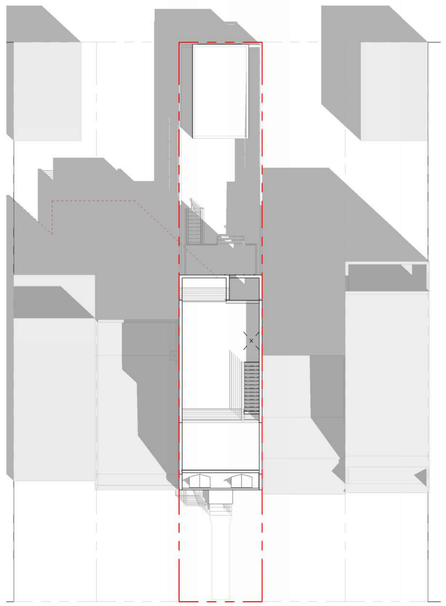
5 SPRING/FALL EQUINOX 12:00PM
1/16" = 1'-0"



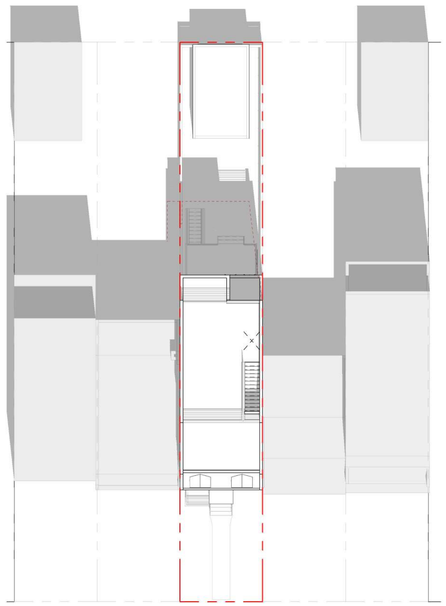
6 SPRING/FALL EQUINOX 6:00PM
1/16" = 1'-0"

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

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

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DRAWING TITLE
SOLAR STUDY - SPRING EQUINOX

STAMP

PROJECT NO.
FS2026003
DRAWN BY:
Author
SCALE:
1/16" = 1'-0"
DATE:
2026-09-29
DWG. NO.

A3.1

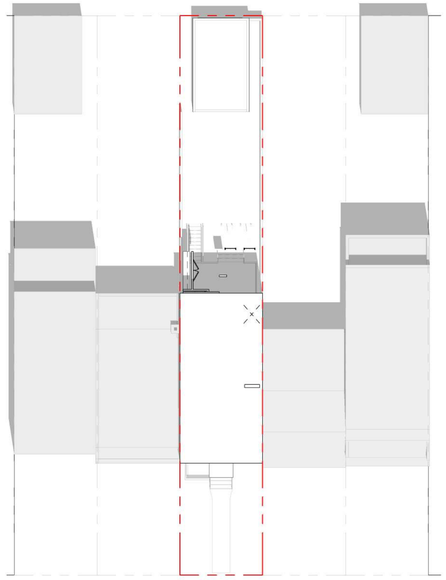
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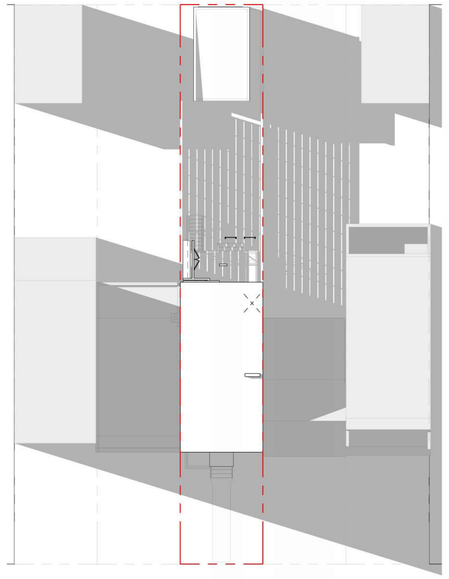
BY-RIGHT 10'-0" ADDITION



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



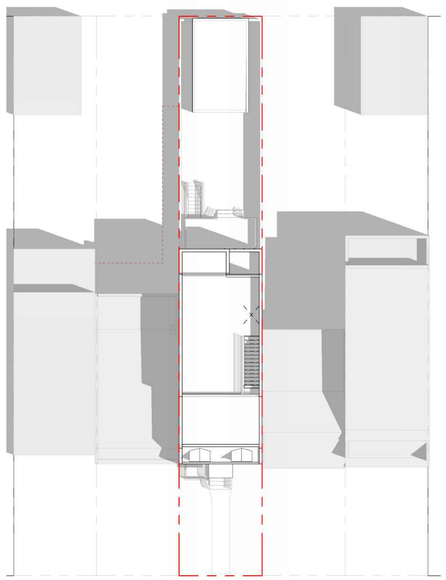
5 SUMMER SOLSTICE 12:00PM
1/16" = 1'-0"



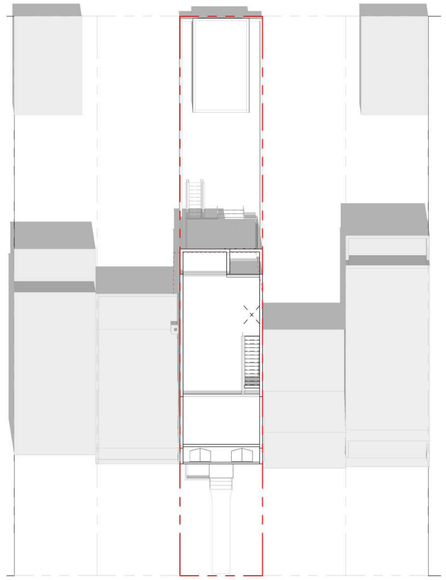
6 SUMMER SOLSTICE 6:00PM
1/16" = 1'-0"

BY-RIGHT

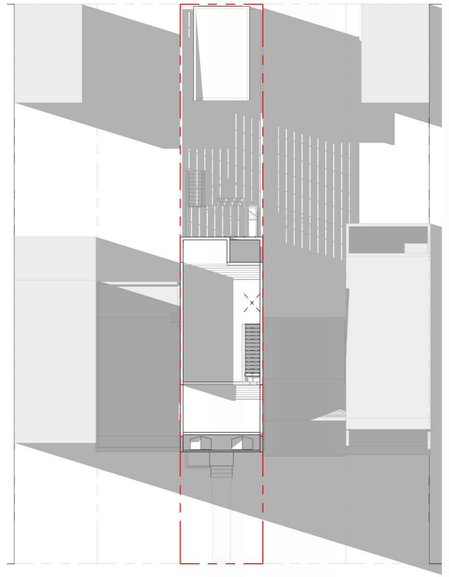
PROPOSED 18'-0" ADDITION



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

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DESCRIPTION	DATE
REVISED BZA SUBMISSION SET	2026-09-29

DRAWING TITLE
SOLAR STUDY - SUMMER SOLSTICE

STAMP

PROJECT NO.
FS2026003
DRAWN BY:
Author
SCALE:
1/16" = 1'-0"
DATE:
2026-09-29
DWG. NO.

A3.2

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9/29/2026 5:28:58 PM

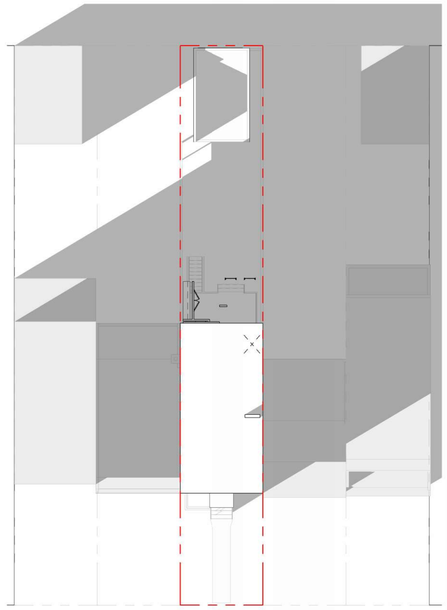
BY-RIGHT 10'-0" ADDITION



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



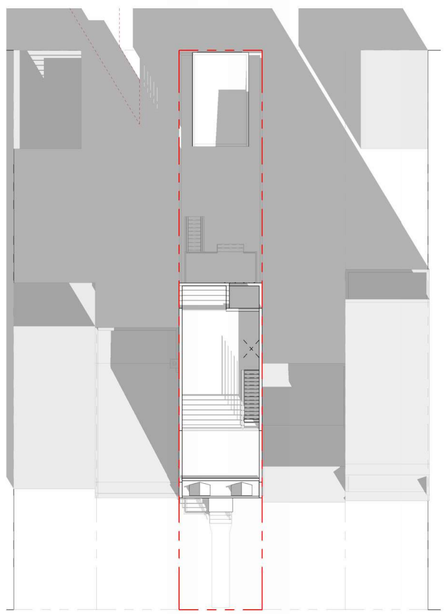
5 WINTER SOLSTICE 12:00PM
1/16" = 1'-0"



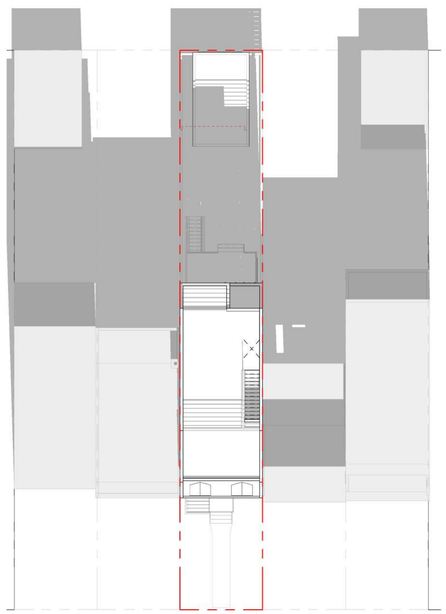
6 WINTER SOLSTICE 6:00PM
1/16" = 1'-0"

BY-RIGHT

PROPOSED 18'-0" ADDITION



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



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



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

PROPOSED

0 8'-0" 16'-0" 32'-0"
SCALE: 1/16" = 1'-0"

FORMSIX DESIGN

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE
ADDITION & ALTERATION

DESCRIPTION	DATE
REVISED BZA SUBMISSION SET	2026-09-29

DRAWING TITLE
SOLAR STUDY - WINTER SOLSTICE

STAMP

PROJECT NO.
FS2026003
DRAWN BY:
Author
SCALE:
1/16" = 1'-0"
DATE:
2026-09-29
DWG. NO.

A3.3

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