Goulston & Storrs

OCTOBER 28, 2026

BZA Case No. 21504

3414 O Street, NW

BZA Special Exception Application

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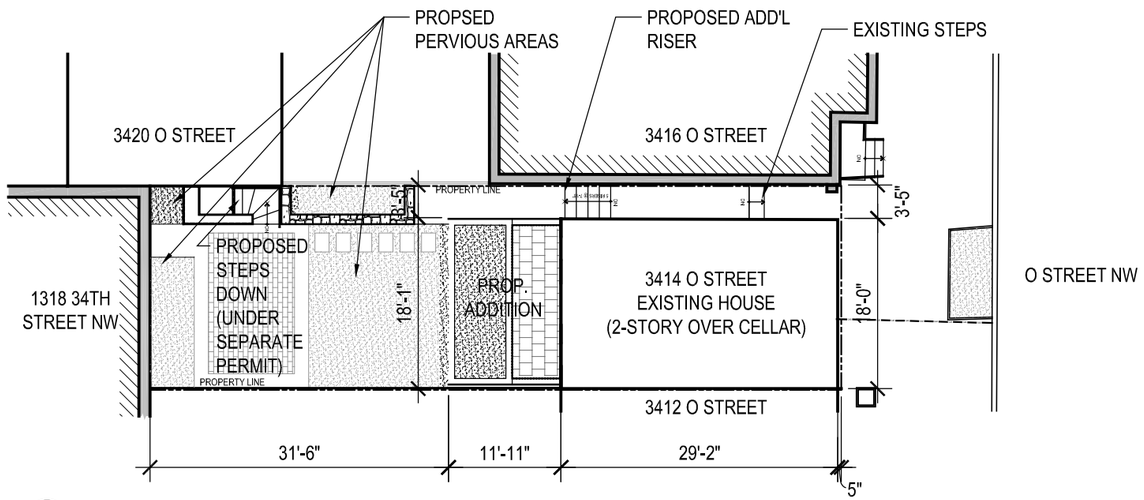
Board of Zoning Adjustment
District of Columbia
CASE NO. 21504
EXHIBIT NO. 25



1 A.01 **AREA MAP**
SCALE: N.T.S.



2 Z-01 **SITE PLAN**
SCALE: 1/16"=1'-0"



1 Z01 **FRONT ELEVATION**
SCALE: N.T.S.



1 Z01 **REAR ELEVATION**
SCALE: N.T.S.

OWNER
ROBERT DODDS
3414 O STREET NW WASHINGTON, DC 20007

ARCHITECT
ACG ARCHITECTS
1420 SPRING HILL ROAD, SUITE 250 MCLEAN, VIRGINIA 22102

PROPERTY INFORMATION

LOT:	814
SQUARE:	1228
LOT AREA:	1,570 SF
ZONING:	R-3/GT
EXISTING:	TWO-STORY OVER CELLAR
PROPOSED ADDITION:	CELLAR LEVEL ADDITION WITH ROOF DECK ACCESSED FROM 1ST FLOOR LIVING ROOM

ZONING SUMMARY

	LIMIT	EXISTING	PROPOSED
HEIGHT	35'	±23'-6"	NO CHANGE
LOT AREA		1,570 SF	NO CHANGE
LOT OCC. (AREA)		560 SF	733.6 SF
LOT OCC. (%)	40%	33.5%	46.7%
SETBACK			
FRONT	^	5"	NO CHANGE
SIDE	5'-0"	*3'-5"	3'-5"
REAR	20'	43'-5"	31'-6"
	^FRONT SETBACK TO BE CONSISTENT WITH AT LEAST ONE ADJACENT PROPERTY		
	**EXISTING IS NON-CONFORMING*		
PERVIOUS AREA	20% MIN.	49.2%	23.6% (369.8 SF)
BUILDING AREA (SF)			
CELLAR		526.0	733.6
1ST FLOOR		526.0	526.0
2ND FLOOR		526.0	526.0
TOTAL		1,578.0	1,785.6

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DODDS RESIDENCE
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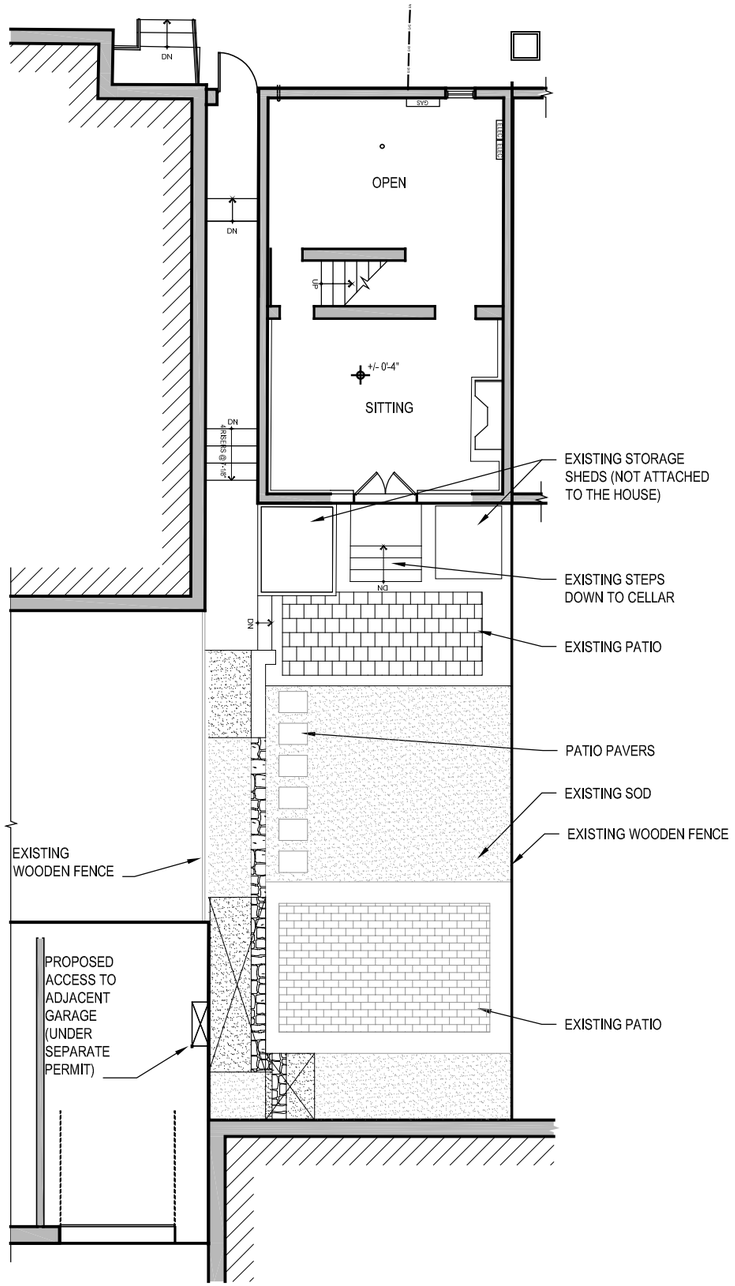
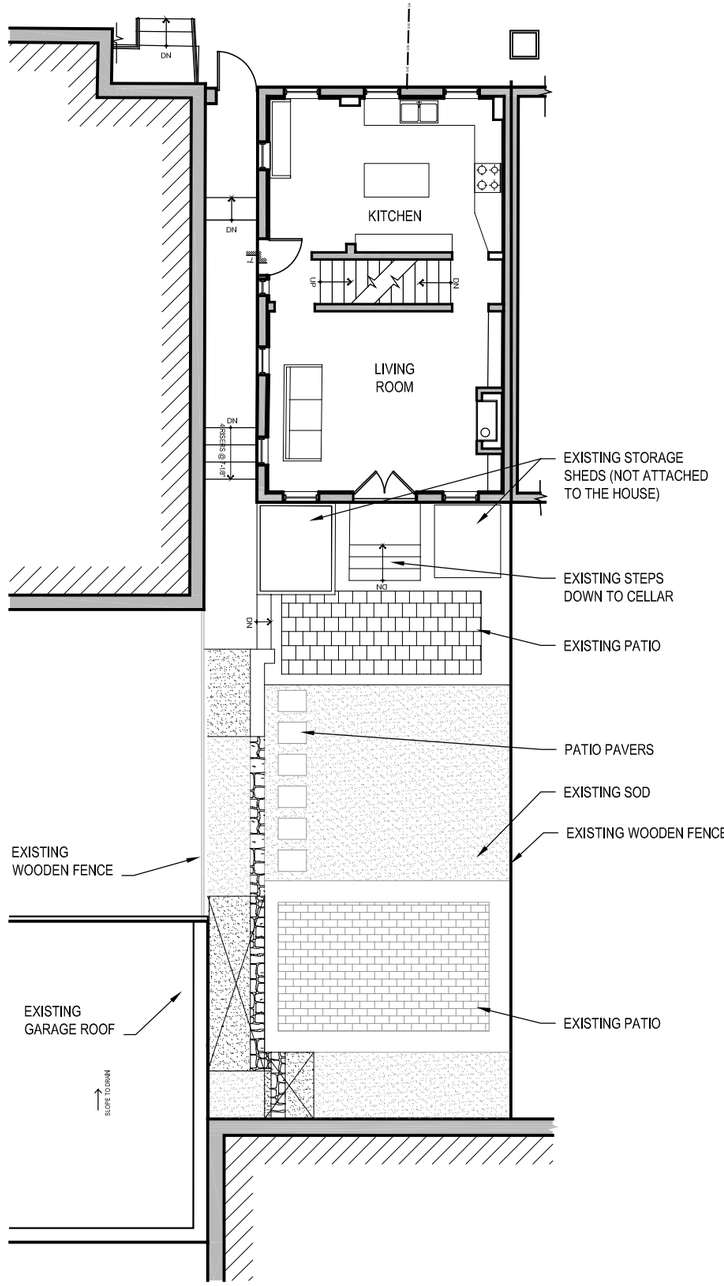
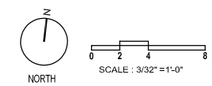
Z.01
ZONING SUMMARY
5/4/26



1 Z.02 **EXISTING CELLAR PLAN**
SCALE: 3/32"=1'-0"



2 Z.02 **EXISTING FIRST FLOOR PLAN**
SCALE: 3/32"=1'-0"



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Z.02

EXISTING CELLAR & FIRST FLOOR PLANS

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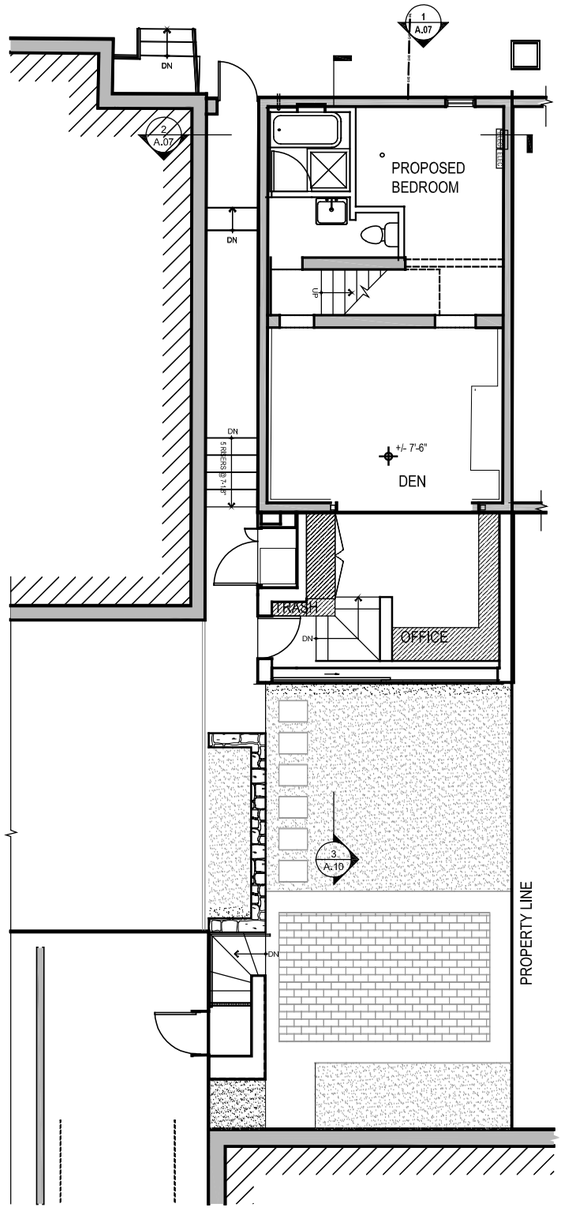
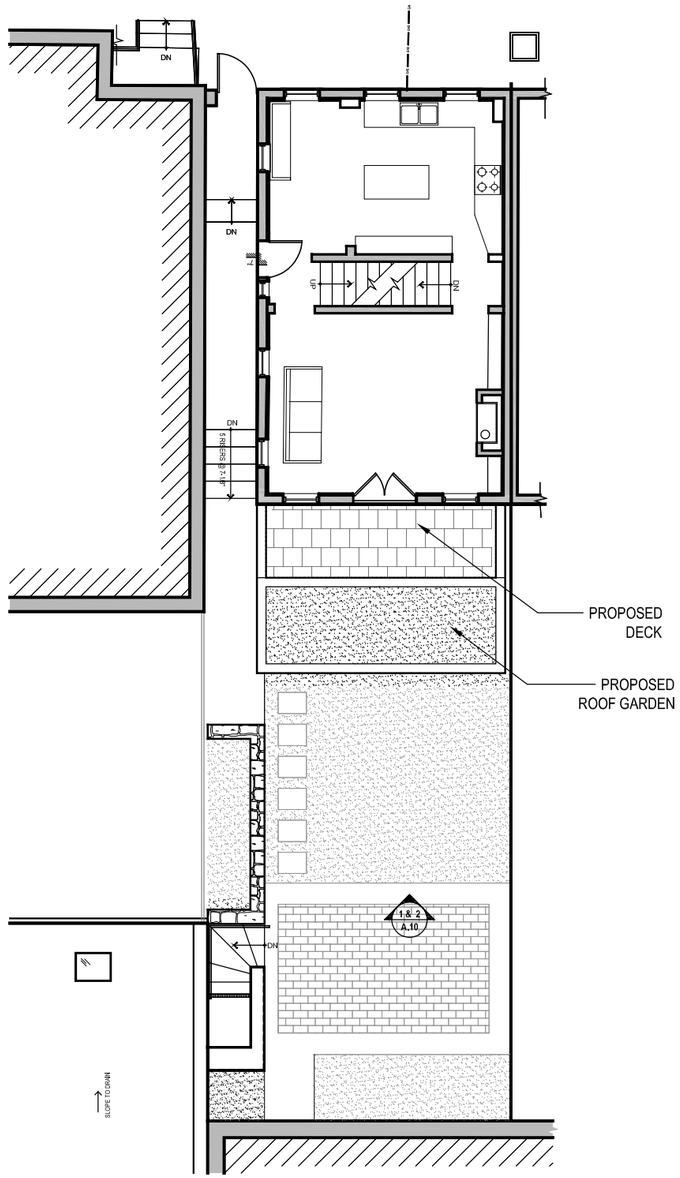


1 Z.03 **PROPOSED CELLAR PLAN**
SCALE: 3/32"=1'-0"



2 Z.03 **PROPOSED FIRST FLOOR PLAN**
SCALE: 3/32"=1'-0"

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Z.03

PROPOSED CELLAR & FIRST FLOOR PLANS

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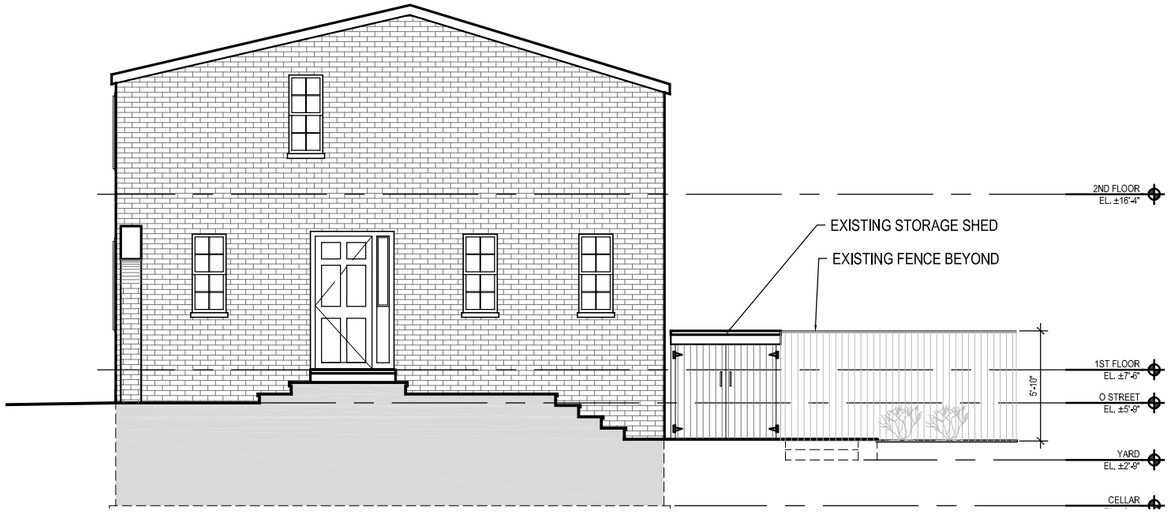
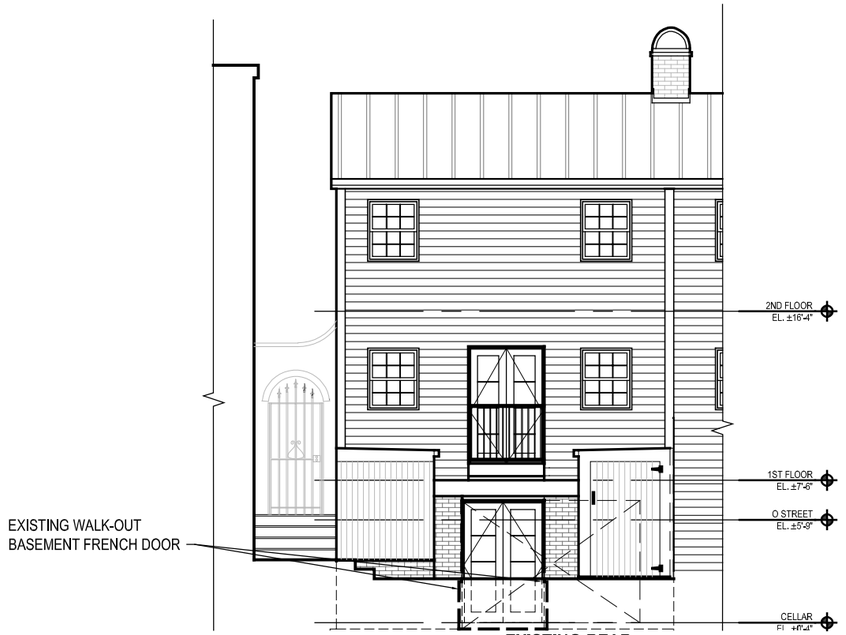


3 / Z.04 **EXISTING ALLEY SECTION TOWARDS THE HOUSE**
SCALE: 1/8"=1'-0"



1 / Z.04 **EXISTING REAR ELEVATION**
SCALE: 1/8"=1'-0"

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Z.04

EXISTING SECTIONS-ELEVATIONS

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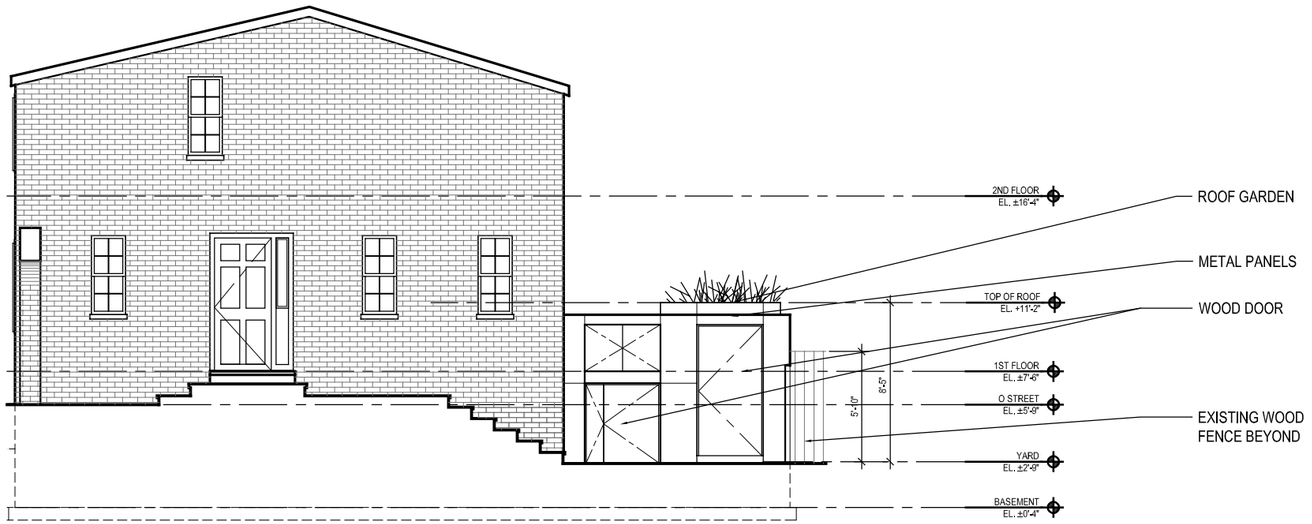
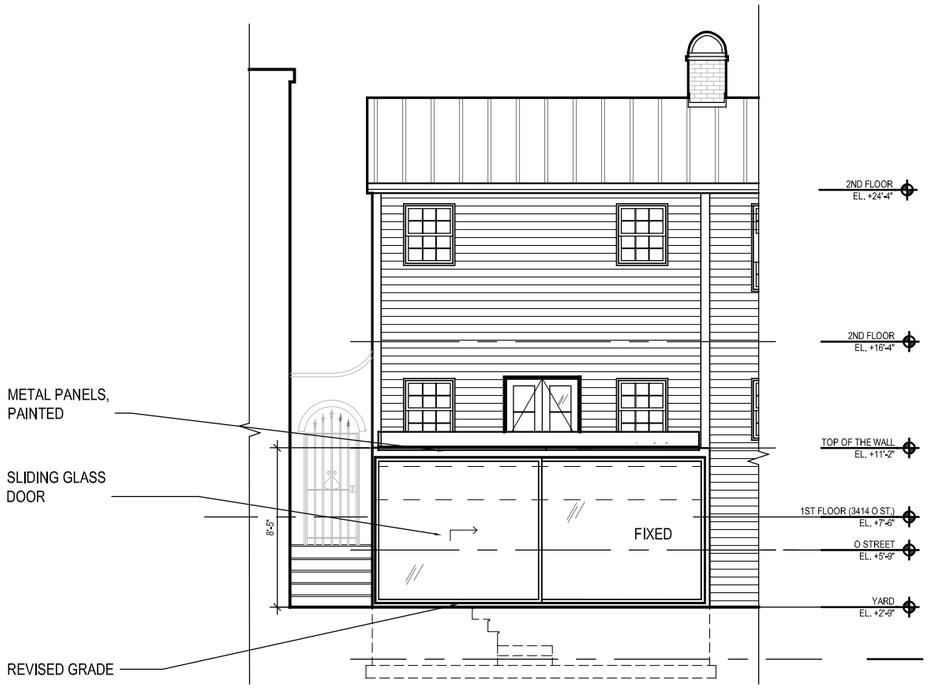


1 Z.05 **PROPOSED ALLEY SECTION TOWARDS THE HOUSE**
SCALE: 1/8"=1'-0"



2 Z.05 **PROPOSED REAR ELEVATION - OPTION 2**
SCALE: 1/8"=1'-0"

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Z.05

PROPOSED SECTIONS-ELEVATIONS

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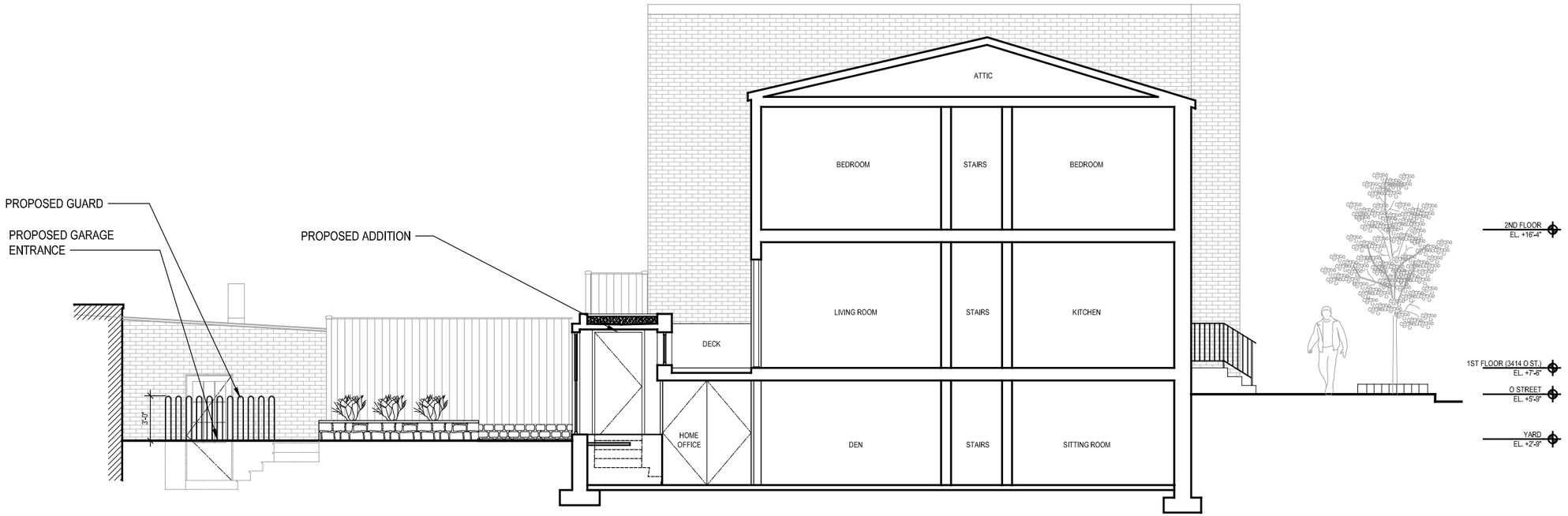

1 / Z.06 **BUILDING SECTION - O STREET TO BACKYARD**
SCALE: N.T.S.

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Z.06

PROPOSED BUILDING SECTION

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1 Z.07 **EXISTING CONDITION**
SCALE: NTS

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Z.07

EXISTING CONDITION AT REAR ADDITION

5/4/26



1 / Z.08 VIEW OF PROPOSED REAR ELEVATION
SCALE: NTS

Special Exceptions

The Applicant requests special exception relief from the following:

- D-210.1: The maximum permitted 40% lot occupancy → The combined lot occupancy of the building + addition is ~46.7%

- D-207.4: The maximum permitted extension of 10′ beyond the rear wall of an adjoining property → The addition extends ~11′ 11″ beyond the rear wall

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Special Exception Standards

- *In harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps*
  - The addition is modest and complements the existing structure and surrounding context
  - The scale of the addition is deferential to surrounding structures with a low height and minimal visibility
- *Will not tend to affect adversely the use of neighboring property*
  - Minimally increases footprint of building by only ~208 square feet.
  - No adverse impacts to light and air or privacy
- *Must not exceed 50% maximum permitted lot occupancy by special exception*
  - The proposed lot occupancy of ~46.7% is lower than the maximum permitted 50% lot occupancy

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Special Exception Standards

- *The light and air available to neighboring properties shall not be unduly affected*
  - Roof of the addition is approximately the same height as the wooden fence separating the adjoining property
- *The privacy of use and enjoyment of neighboring properties shall not be unduly compromised*
  - The addition will be almost completely screened by the existing fence and will not generate additional noise beyond the low levels already existing. The rear deck on top of the Addition will be at a similar vantage point as the existing rear French doors.
- *The proposed addition, together with the original 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*
  - The Addition would be only partially visible from O Street through the existing front gate and is partially screened by the existing fence.
- *In demonstrating compliance with the above, the Applicant shall use graphical representations sufficient to represent the relationship of the proposed addition to adjacent buildings and views from public ways*
  - The Applicant provided plans, photograph, and drawings sufficient to represent the relationship

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THANK YOU!

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