

June 5, 2025
Applicant Statement

**3805 T Street NW
Washington DC 20007**

Application for Special Exception to Permit an Accessory Apartment in the R-3/GT Zone
3805 T St NW
Square: 1310
Lot: 0058
Zone District: R-3/GT
Relief Sought: Special Exception pursuant to Subtitle U § 253.2 and Subtitle X § 901

Narrative

Pursuant to Subtitle U § 253.2 and Subtitle X § 901.2 the Applicant seeks a Special Exception from the Board of Zoning Adjustment to permit an accessory apartment within an accessory building on the property located at 3805 T St NW in the R-3/GT zone.

The property is improved with a two story single-family row dwelling. A permit (B2502932) exists for the construction of a detached garage with storage on 2nd floor, located at the rear of the lot, accessible via a public alley. The Applicant proposes to convert this accessory structure into a dwelling unit that complies with all dimensional and use requirements under Subtitle U § 253. However, because the property lies within the R-3/GT zone, the Zoning Regulations require BZA approval for an accessory apartment.

Compliance with Special Exception Standards (Subtitle X § 901.2)

1. Will be in Harmony with the General Purpose and Intent of the Zoning Regulations and Maps

The proposed accessory apartment is consistent with the Zoning Regulations' intent to allow modest increases in housing options in residential zones, including within historic neighborhoods such as Georgetown. The project will preserve the existing character of the primary residence and contribute to housing diversity without altering the neighborhood's established fabric.

2. Will Not Tend to Adversely Affect the Use of Neighboring Property

The accessory apartment will not produce objectionable impacts on neighboring properties. No modifications to the accessory building are proposed that would increase its bulk, shadowing, or privacy impacts from what is currently approved under permit B2502932. The structure as permitted complies with all development standards including height, lot occupancy, and setbacks. The use for 2nd floor will be residential and is compatible with adjacent properties.

3. Will Meet Any Special Conditions Specified in the Zoning Regulations

The proposal complies with all applicable provisions of Subtitle U § 253, including limits on the size of the accessory apartment, restriction to a single unit, and provision of safe pedestrian access from the street.

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Conclusion

The Applicant respectfully requests that the Board grant the requested special exception to allow the creation of an accessory apartment within the permitted Accessory Structure in the R-3/GT zone. The application meets all applicable zoning standards, is consistent with the goals of the Zoning Regulations, and will not adversely affect surrounding properties. The proposed use will provide an additional housing option within the District while maintaining the character and integrity of the Georgetown neighborhood.

Respectfully submitted,

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