

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
1254	0836	R-3/GT	2E03

Address of Property: 3311 P St NW Washington DC 20007

ZONING INFORMATION

Relief from section(s): D § 207.5

Type of Relief: Special Exception

Brief description of proposed project: Graham Kent (the "Applicant"), the owner of the Subject Property located at 3311 P St NW (square 1254, Lot 0836), The Applicant is seeking special exception, pursuant to Subtitle D Section 5201.1 (b), in order to construct a three-story addition to an existing, attached single-family row building (the "Project") on a non-alley lot. The rear wall of proposed addition will extend farther than ten feet (10 ft.) beyond the farthest rear wall of any adjoining principal residential building on the adjacent properties. Accordingly, the Applicant is requesting special exception relief from the Subtitle D Section 207.5.

Present use of Property: The existing use at 3311 P St NW (square 1254, lots 0836) is a single-family row dwelling.

Proposed use of Property: The proposed use at 3311 P St NW (square 1254, lots 0836) will remain a single-family row dwelling.

CONTACT INFORMATION

Owner Information

Name: Three Three One One LLC

E-mail: mcgfkent@gmail.com

Address: 3311 P St NW Washington DC 20007

Phone No.s: (202)658-6503

Phone No. Alternate:

Authorized Agent Information

Name: Will Teass

E-mail: email@teass-warren.com

Address: 609 H St NE, Suite 600 Washington DC 20002

Phone No.s: (202)683-6260

Phone No. Alternate:

WAIVERS

- An addition to a dwelling or flat or new or enlarged accessory structures pursuant to Subtitle D § 5201 or Subtitle E § 5201
- Solar:
- I hereby certify my application is not subject to Subtitle D § 208.1 or Subtitle E § 206.3
- Waive my right to hearing

FEE CALCULATOR

SIGNATURE

Date

Three Three One One LLC

4/10/2026