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# 3621 T STREET NW

## BZA SUBMISSION



C

3621 T STREET NW

SINGLE-FAMILY ROWHOUSE  
ADDITION & ALTERATION

### 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

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.

**BZA SPECIAL EXCEPTION FOR THE 18'-0" REAR ADDITION - PURSUANT TO D-207.5 AND SUBJECT TO THE STANDARDS OF D-5201.1(B) AND CRITERIA OF D-5201.4**

### PROJECT DIRECTORY

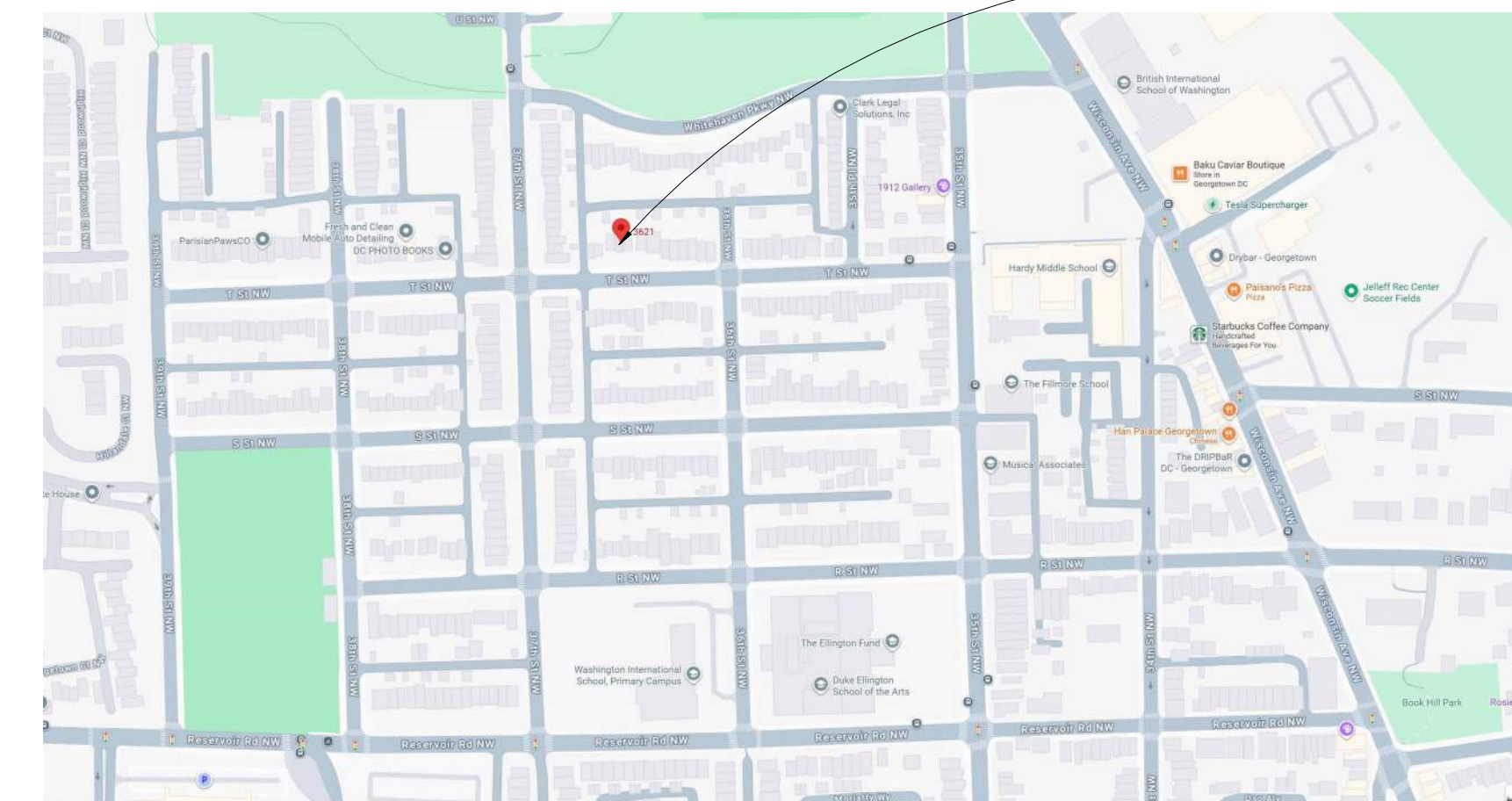
**OWNER:**  
 3621 T ST LLC  
 MR. MAKHMAD ALIEV  
 10455 WHITE GRANITE DR. STE 425  
 OAKTON VA 22124  
 ALIEV@TELAVCONSTRUCTION.COM

**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



DATE	DESCRIPTION
2026-05-??	BZA SUBMISSION SET

DRAWING TITLE  
**COVER SHEET**

STAMP

PROJECT NO.  
FS2026003  
 DRAWN BY:  
Author  
 SCALE:

DATE:  
2026-04-04  
 DWG. NO.

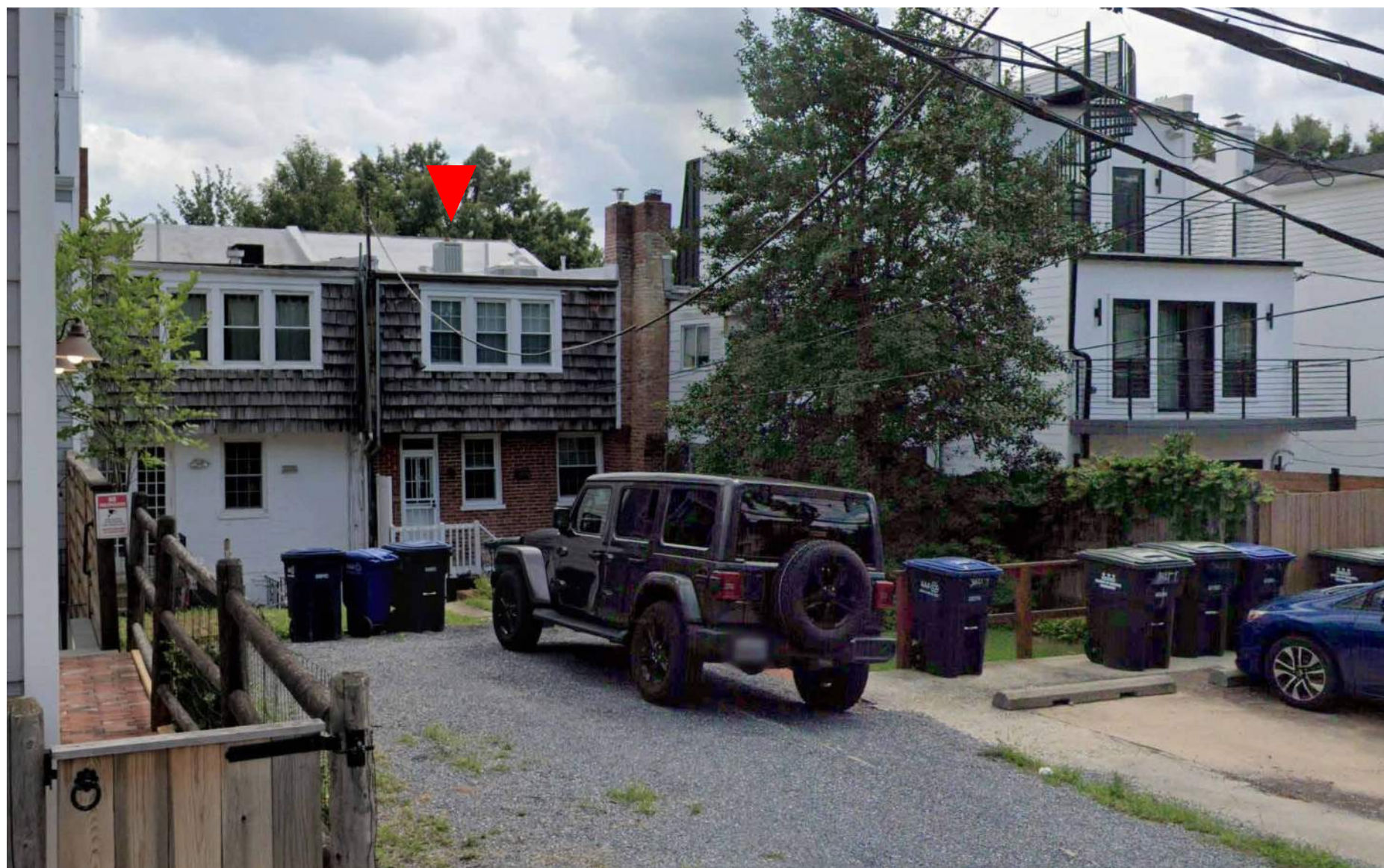
© FORMSIX DESIGN, LLC

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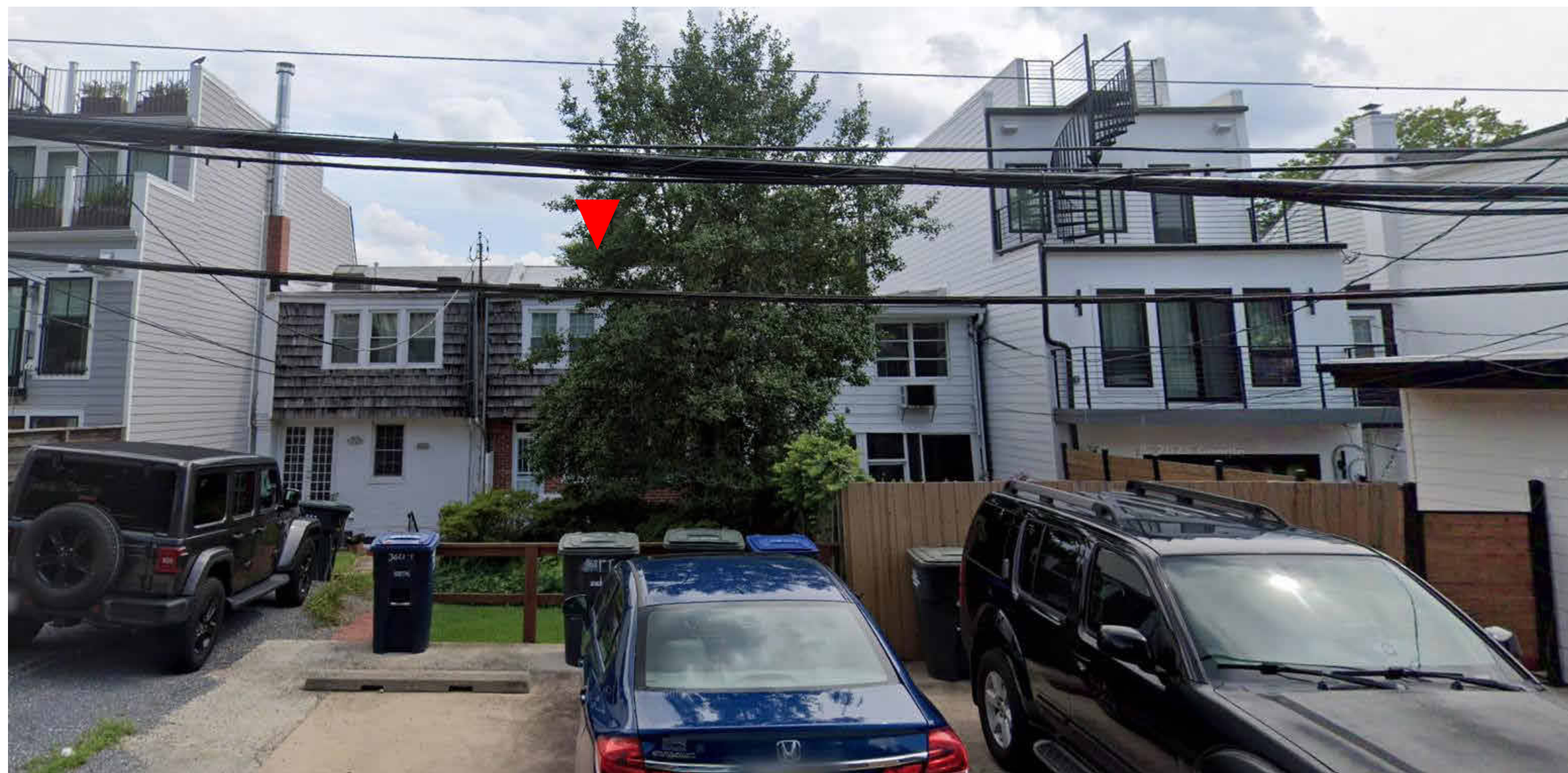
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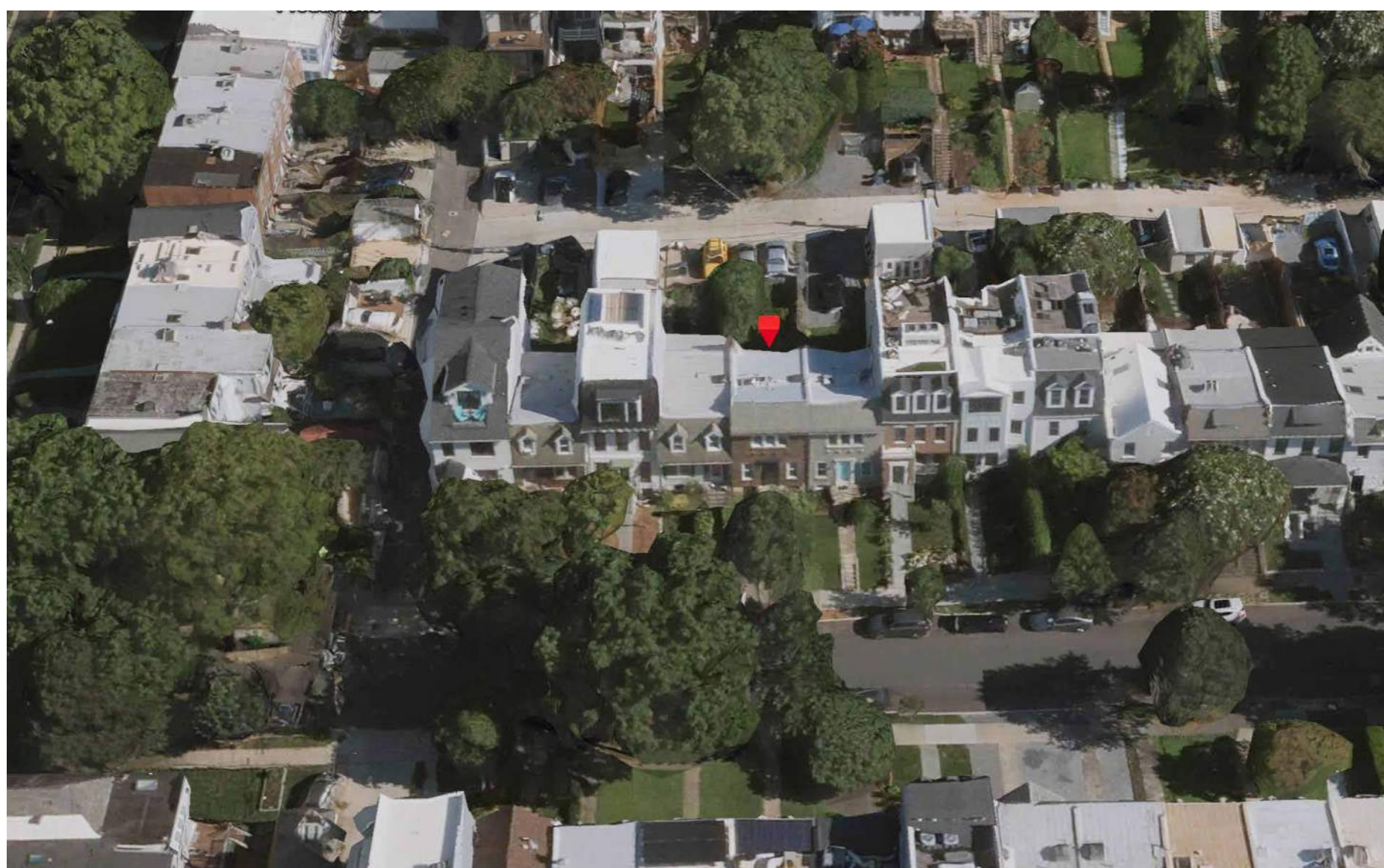
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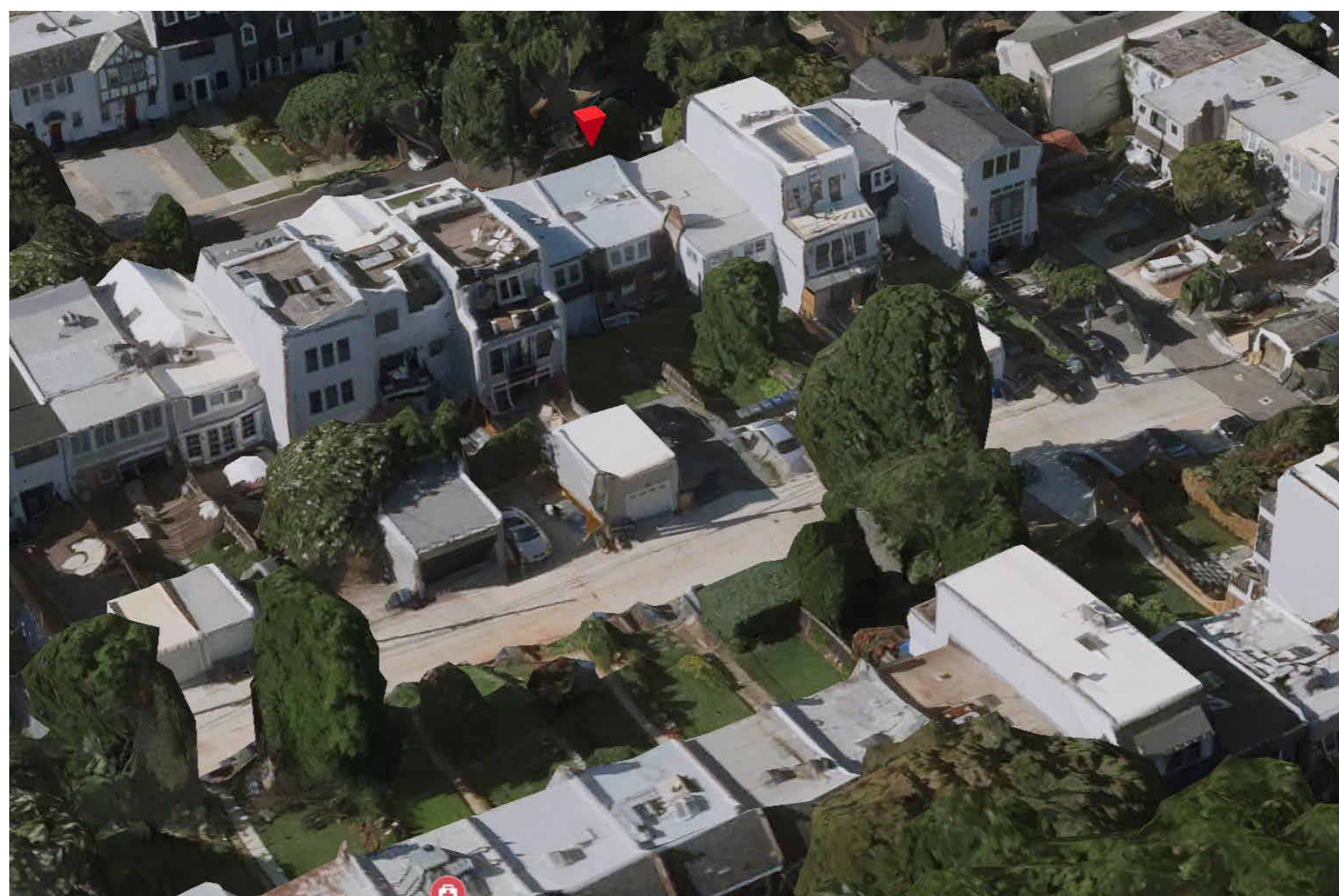
REAR VIEW OF PROPERTY FROM PUBLIC ALLEY



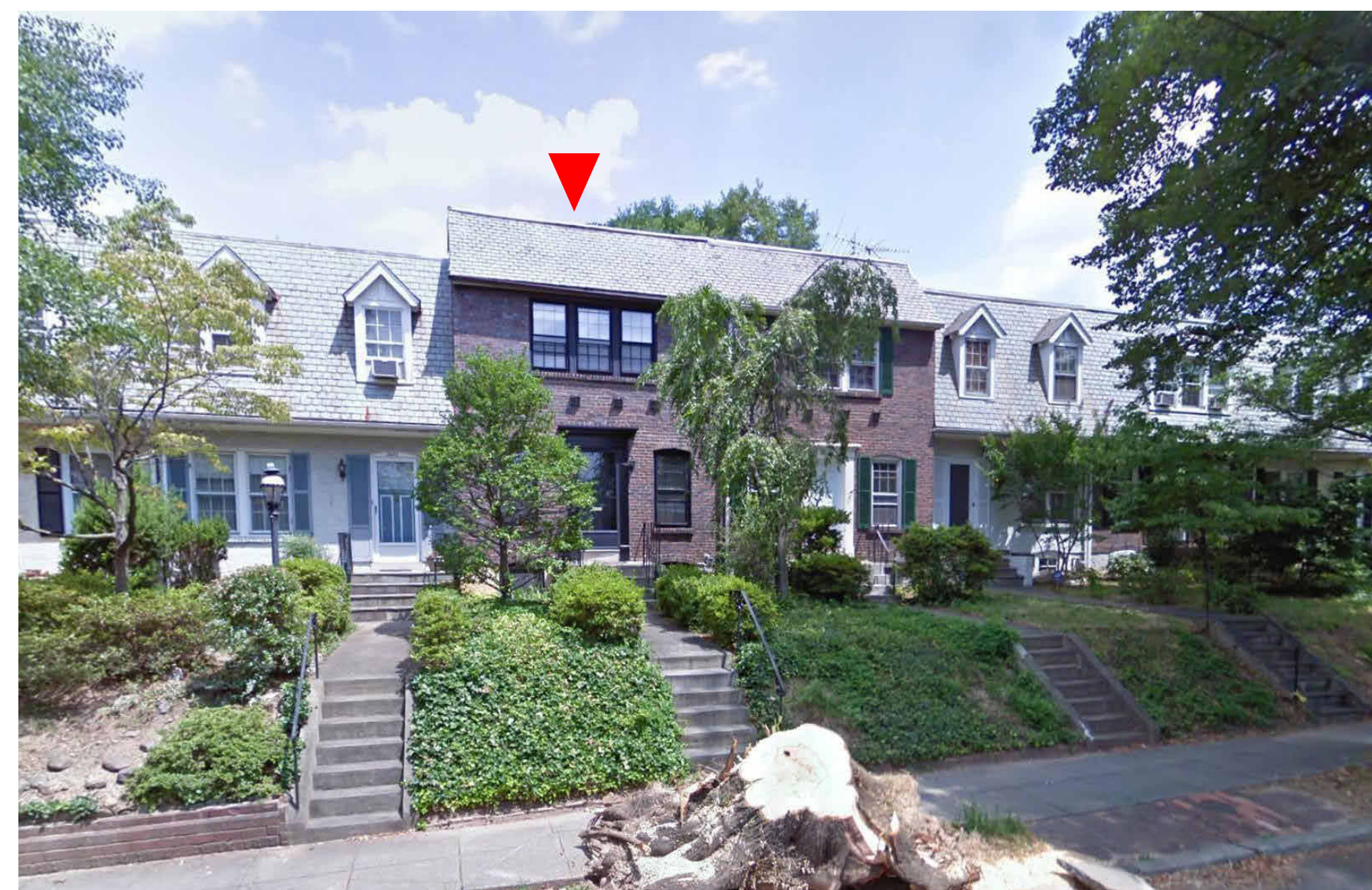
REAR VIEW OF BLOCK FROM PUBLIC ALLEY



FRONT AERIAL VIEW FROM SOUTH



REAR AERIAL VIEW FROM NORTH



FRONT VIEW OF PROPERTY FROM T STREET NW

C

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**3621 T STREET NW**  
SINGLE-FAMILY ROWHOUSE  
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2026-05-??	BZA SUBMISSION SET

**EXISTING CONDITIONS**

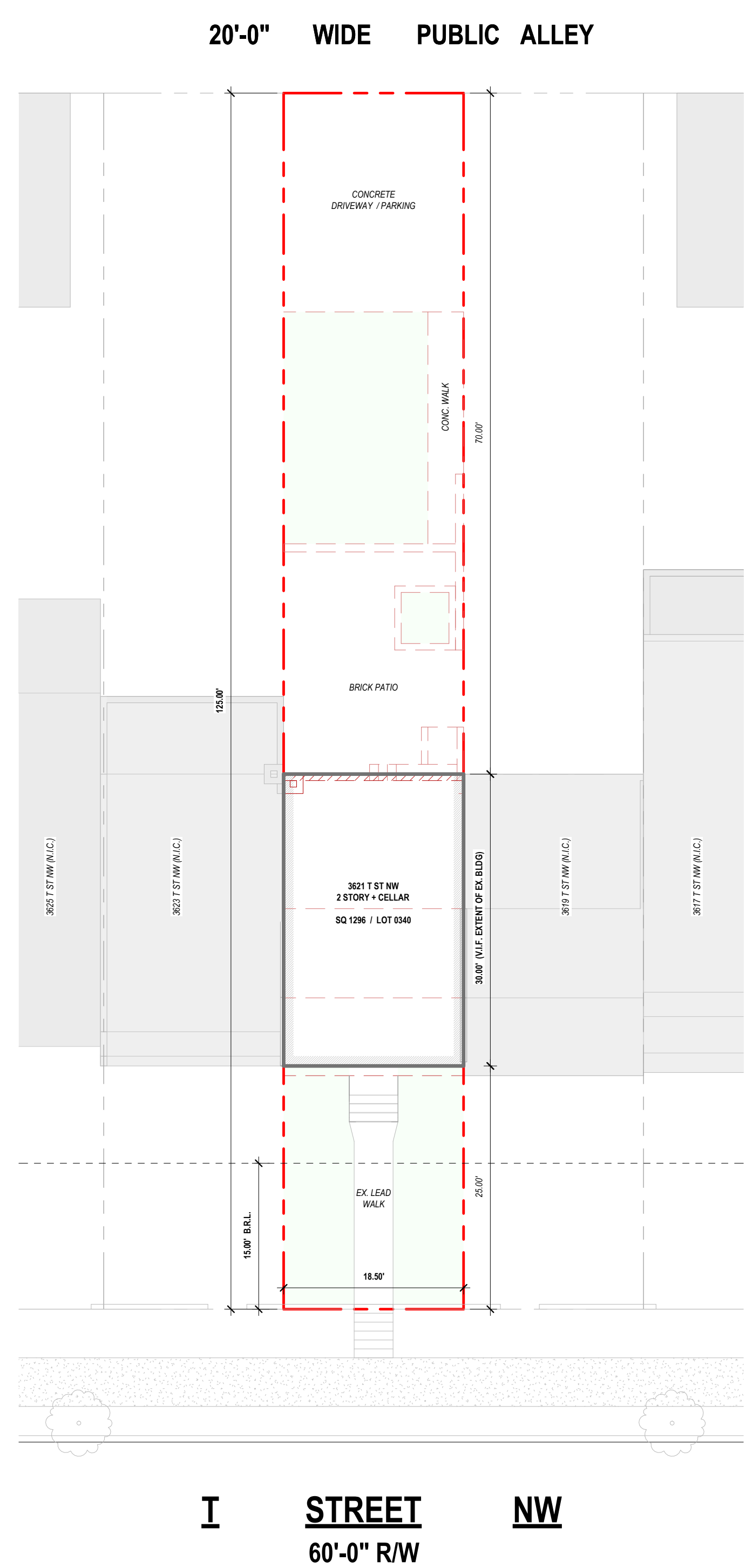
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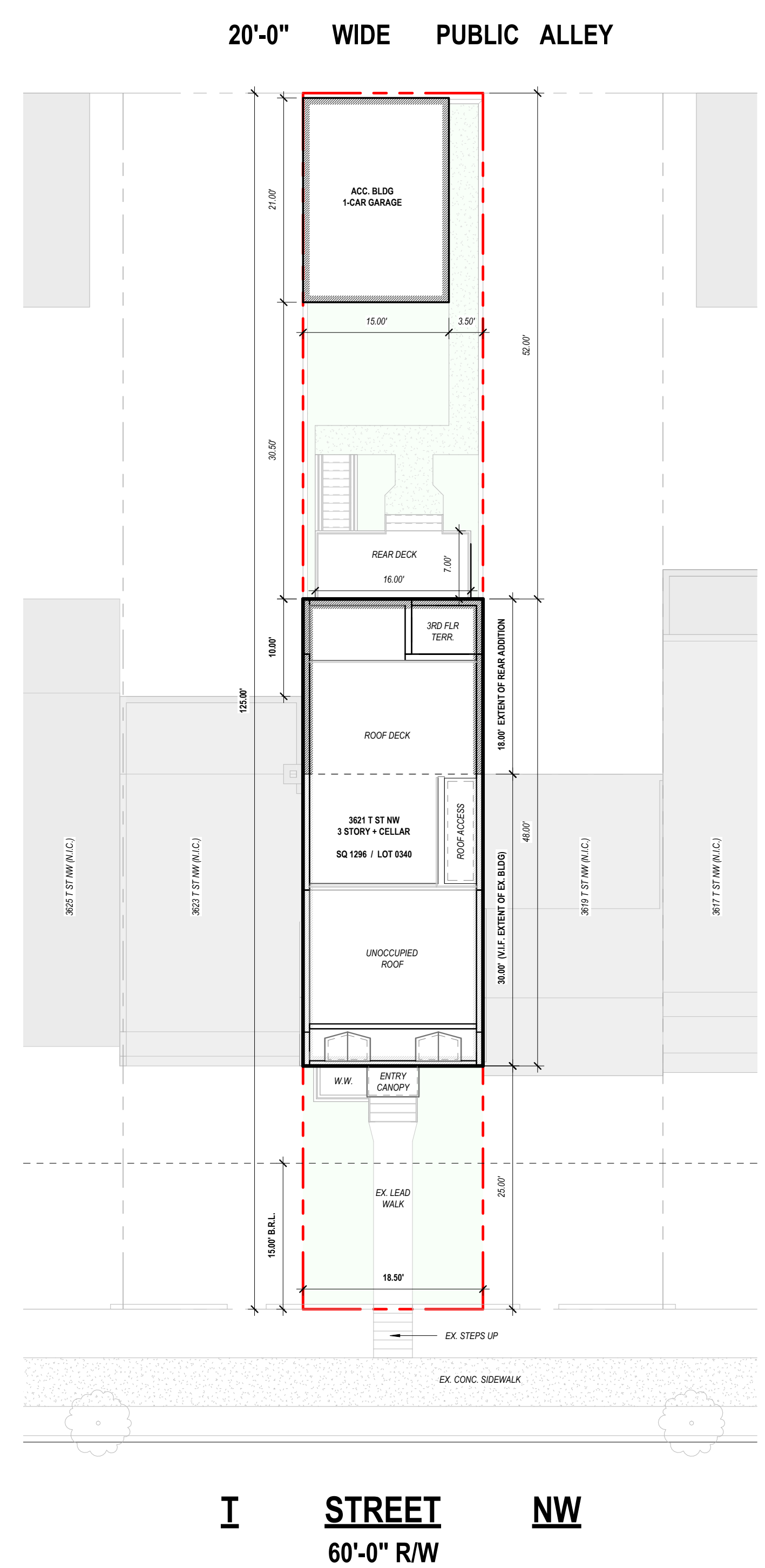
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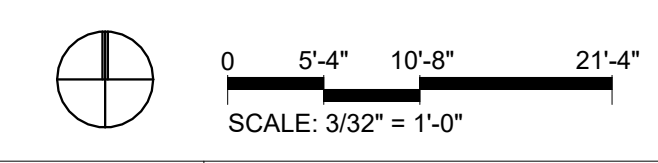
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**1 EXISTING SITE PLAN**  
3/32" = 1'-0"



**2 PROPOSED SITE PLAN**  
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:	315.30 SF
<b>LOT COVERAGE (A + B + C):</b>	<b>1,203.30 SF (52.02%)</b>

**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
<b>GROSS FLOOR AREA (G.F.A.)</b>	<b>1,591 SF</b>	<b>3,609 SF</b>

**EXTERIOR AREAS**

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

**ZONING INFO / ANALYSIS**

<b>BUILDING HEIGHT:</b>	MAX. ALLOWED: 35'-0"	PROPOSED: 33'-0" (B.H.M.P. TO ROOF STR.)
<b>STORIES:</b>	ALLOWABLE: 3	PROPOSED: 3 PLUS CELLAR
<b>FRONT YARD:</b>	MIN. REQUIRED: WITHIN RANGE OF EXST.	EXISTING: N/A (UNCHANGED)
<b>SIDE YARD:</b>	MIN. REQUIRED: N/A (ATTACHED ROW)	EXISTING: N/A (UNCHANGED)
<b>REAR YARD:</b>	MIN. REQUIRED: 20'-0"	PROPOSED: 52'-0" BLDG TO PROP. LINE 30'-6" BTW MAIN BLDG & GARAGE
<b>LOT OCCUPANCY:</b>	MAX. ALLOWED: 60.00% (1,387.80 SF)	SINGLE-FAMILY: 52.02% (1,203.30 SF)
<b>PERVIOUS SURFACE:</b>	MIN. REQUIRED: 20.00% (462.60 SF)	PROPOSED: 33.51% (775.00 SF)
<b>PARKING:</b>	MIN. REQUIRED: 1 PARKING SPACE	PROVIDED: 1 STANDARD SPACE

**DETACHED ACCESSORY BUILDING**

USE / OCCUPANCY:	PRIVATE 1-CAR GARAGE
<b>BUILDING HEIGHT:</b>	MAX. ALLOWED: 22'-0"
	PROPOSED: 10'-0" (B.H.M.P. TO ROOF STR.)
<b>STORIES:</b>	ALLOWABLE: 2
	PROPOSED: 1
<b>BUILDING AREA:</b>	MAX. ALLOWED: 450.00 SF
	PROPOSED: 315.30 SF
<b>REAR YARD:</b>	MIN. REQUIRED: 20'-0"
	PROPOSED: 30'-6" BTW MAIN BLDG & GARAGE



**3621 T STREET NW**  
SINGLE-FAMILY ROWHOUSE  
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2026-05-??	BZA SUBMISSION SET

**SITE PLANS AND ZONING INFO**

PROJECT NO: FS2026003  
DRAWN BY: Author  
SCALE: 3/32" = 1'-0"  
DATE: 2026-04-04  
DWG. NO.

**A1.0**

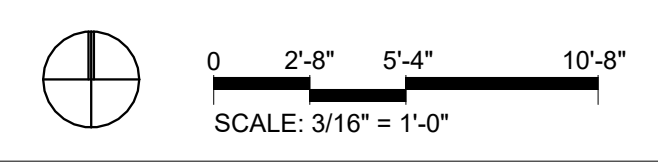


DATE	DESCRIPTION
2026-05-??	BZA SUBMISSION SET

DRAWING TITLE  
**PROPOSED PLANS**  
STAMP

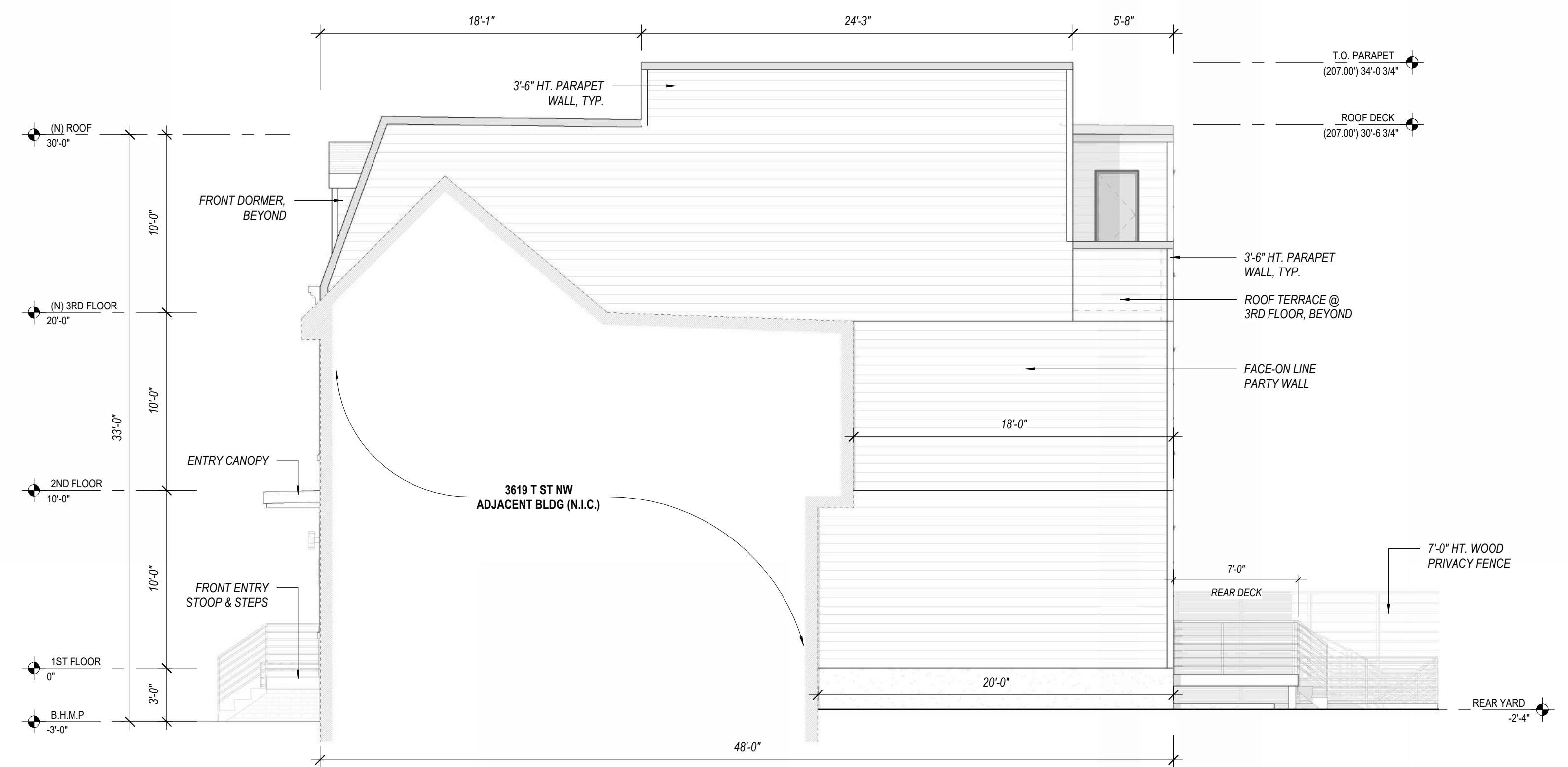
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FS2026003  
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Author  
SCALE:  
3/16" = 1'-0"  
DATE:  
2026-04-04  
DWG. NO.

**A1.1**

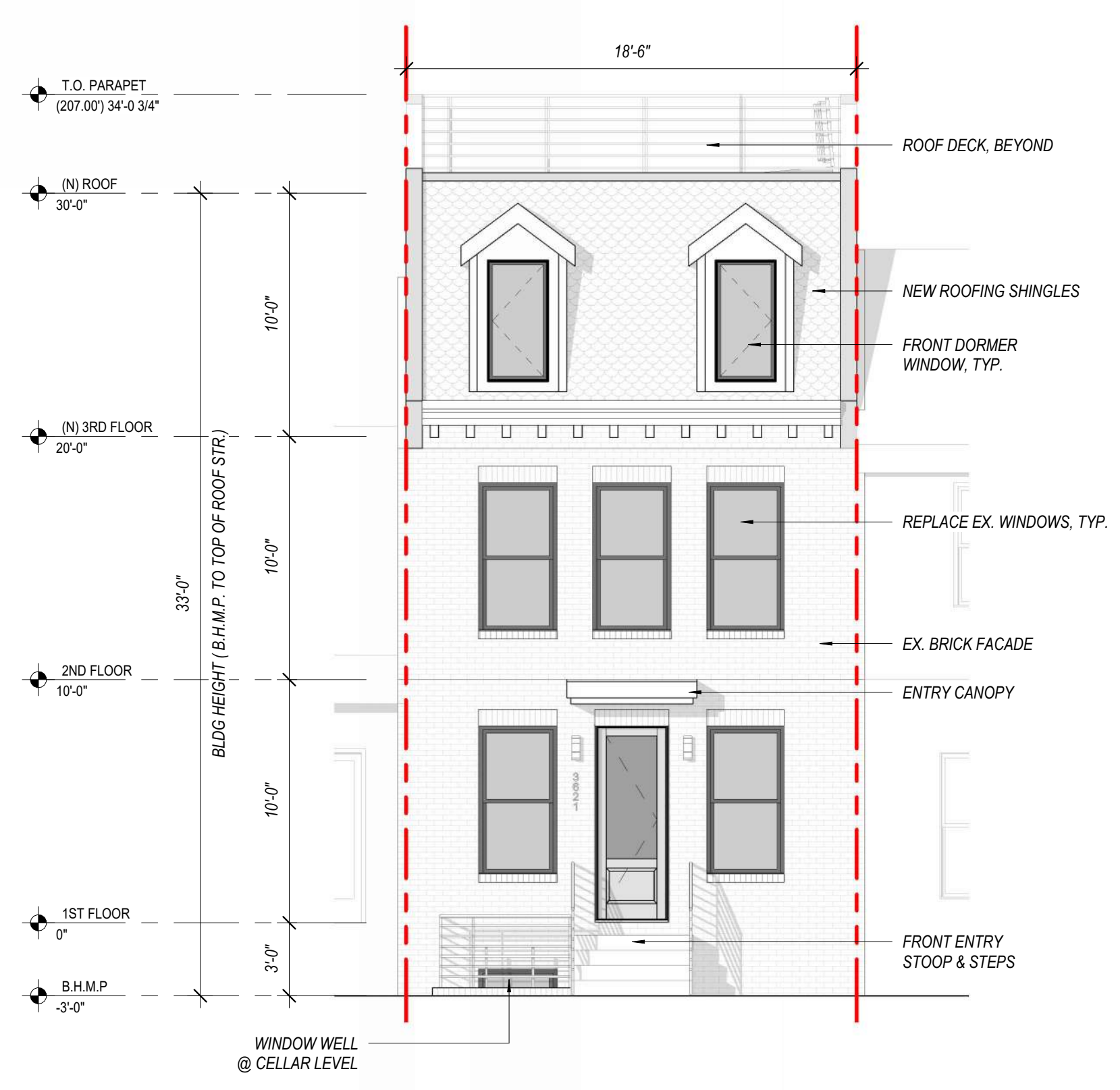




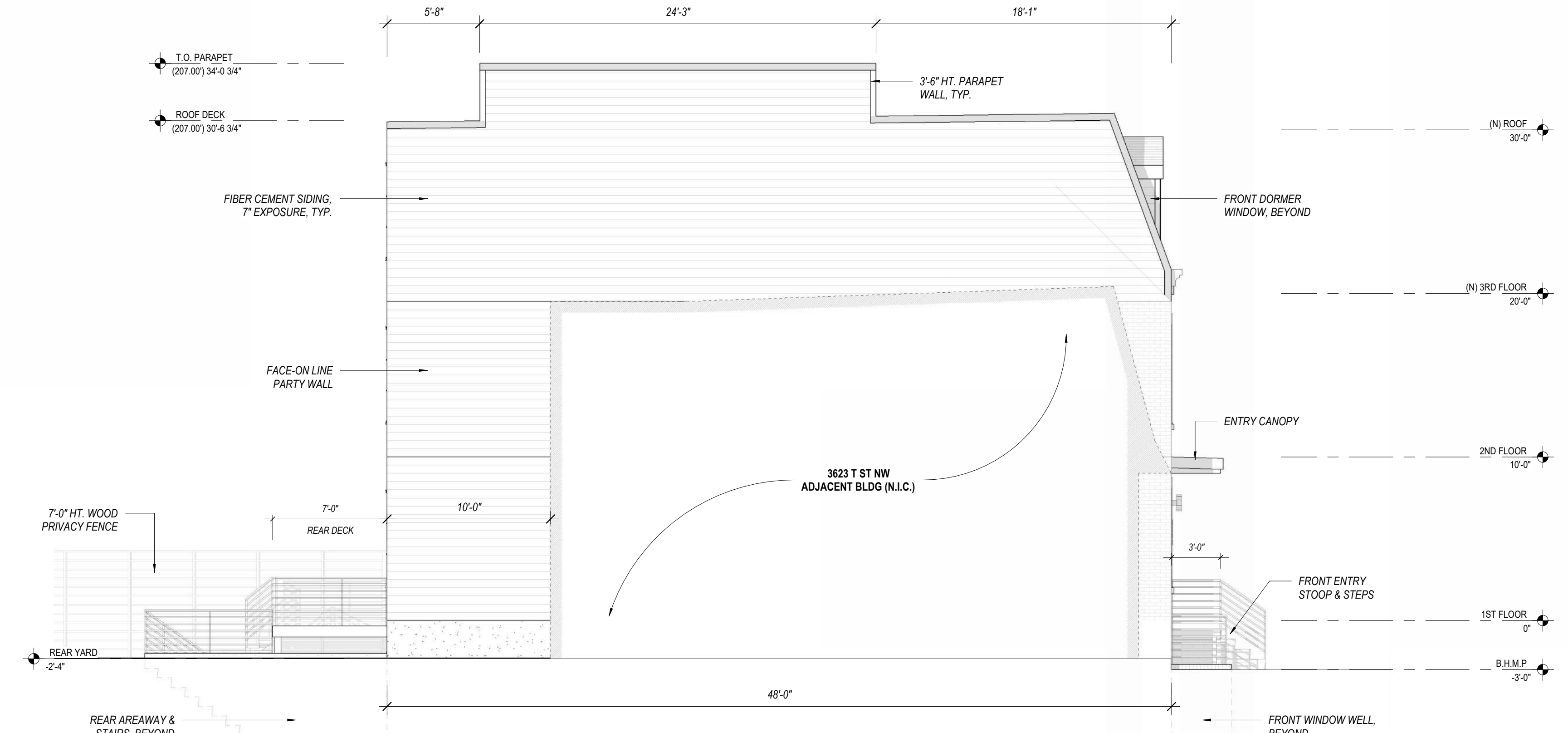
**2 NORTH ELEV - REAR**  
3/16" = 1'-0"



**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"

DATE	DESCRIPTION
2026-05-??	BZA SUBMISSION SET

**PROPOSED ELEVATIONS**

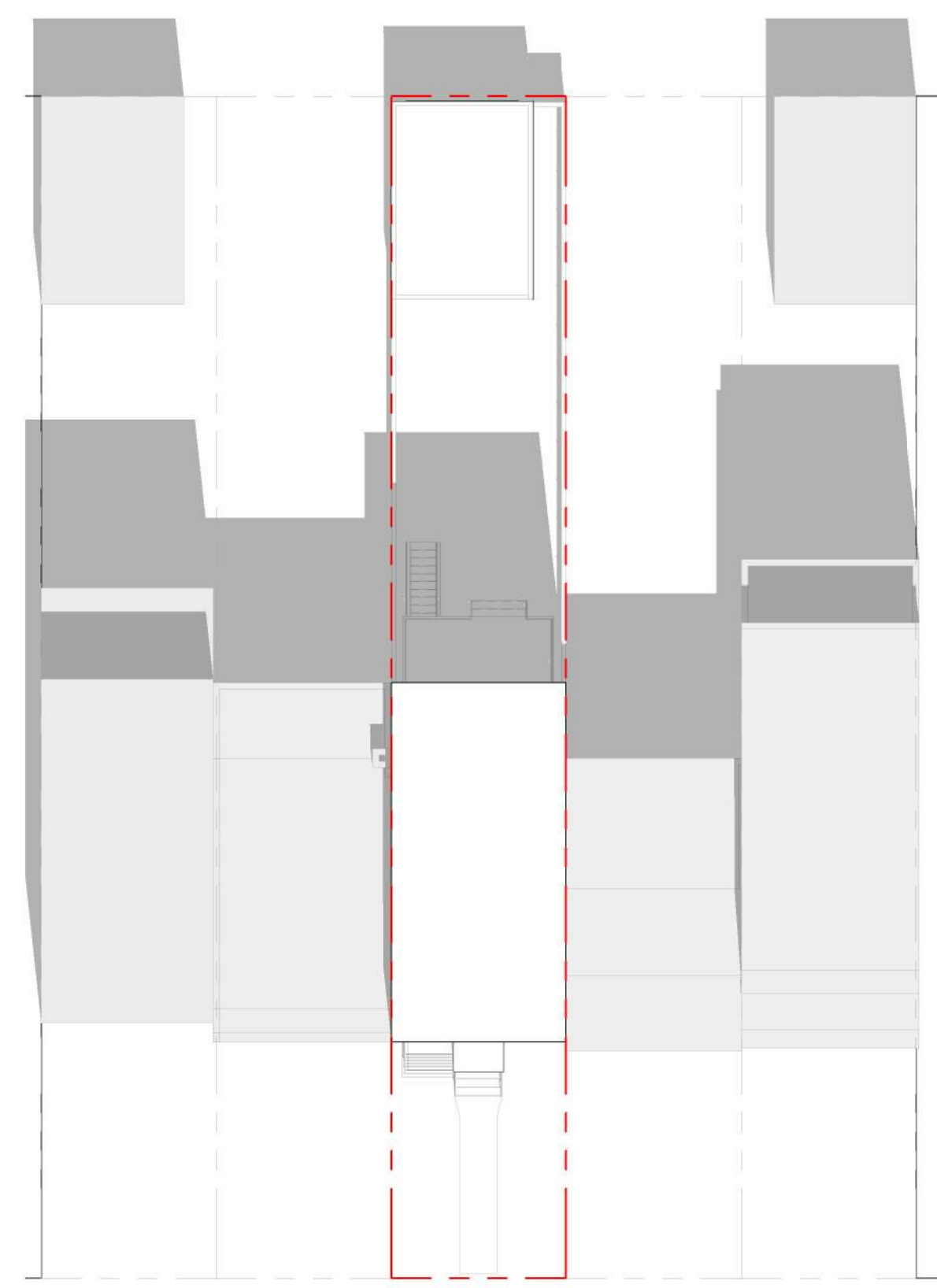
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DWG. NO.



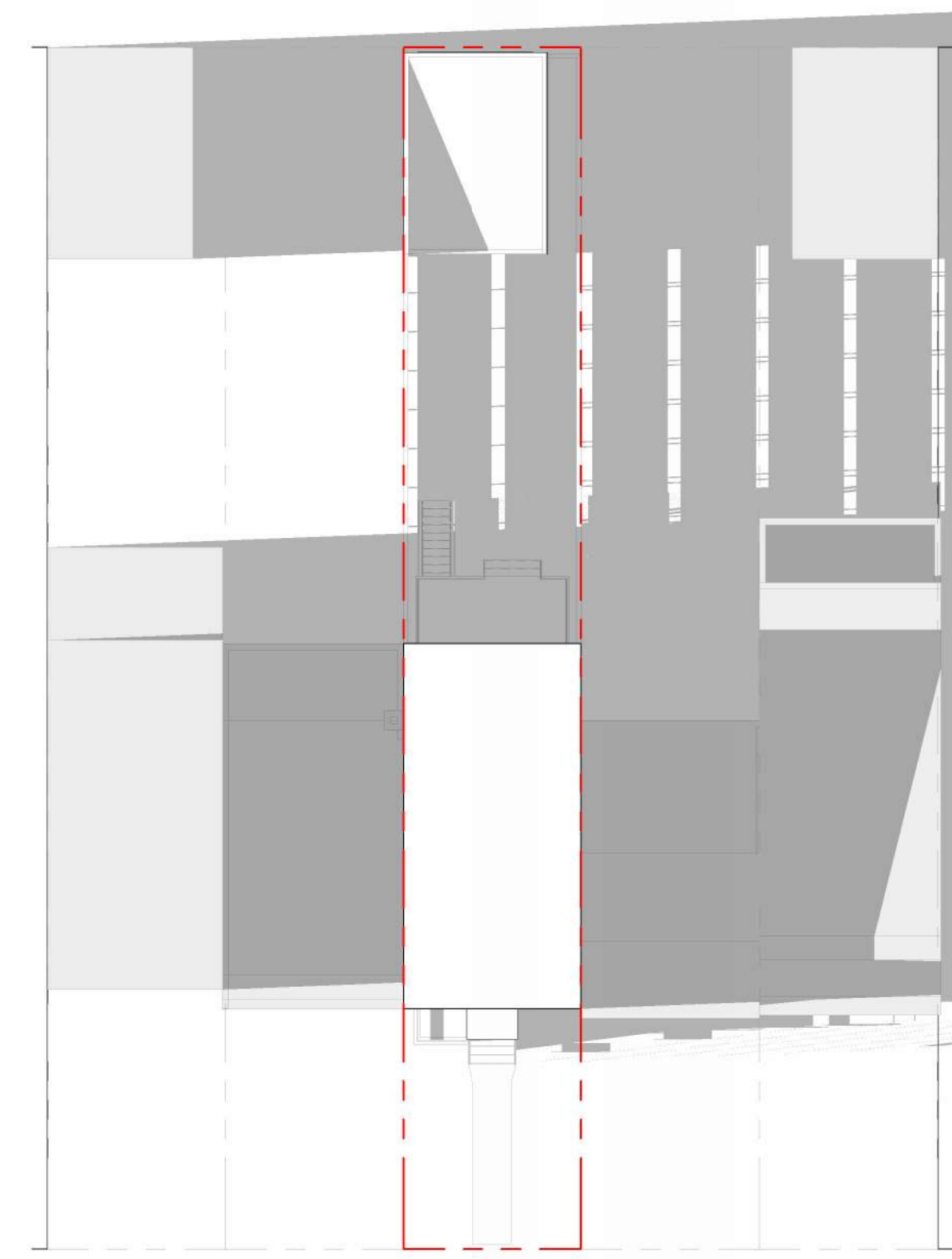




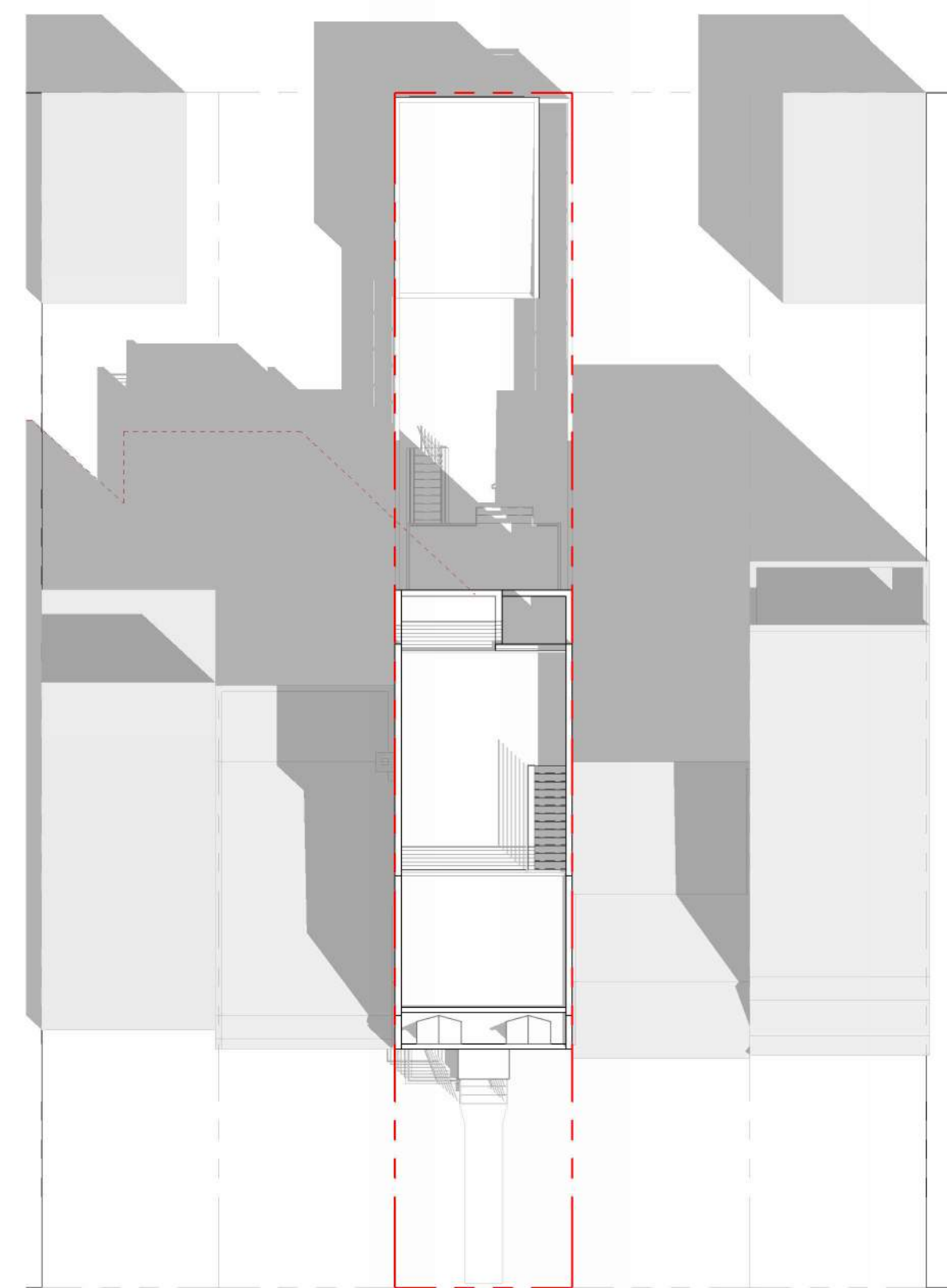
4 SPRING/FALL EQUINOX 10:00AM  
1/16" = 1'-0"



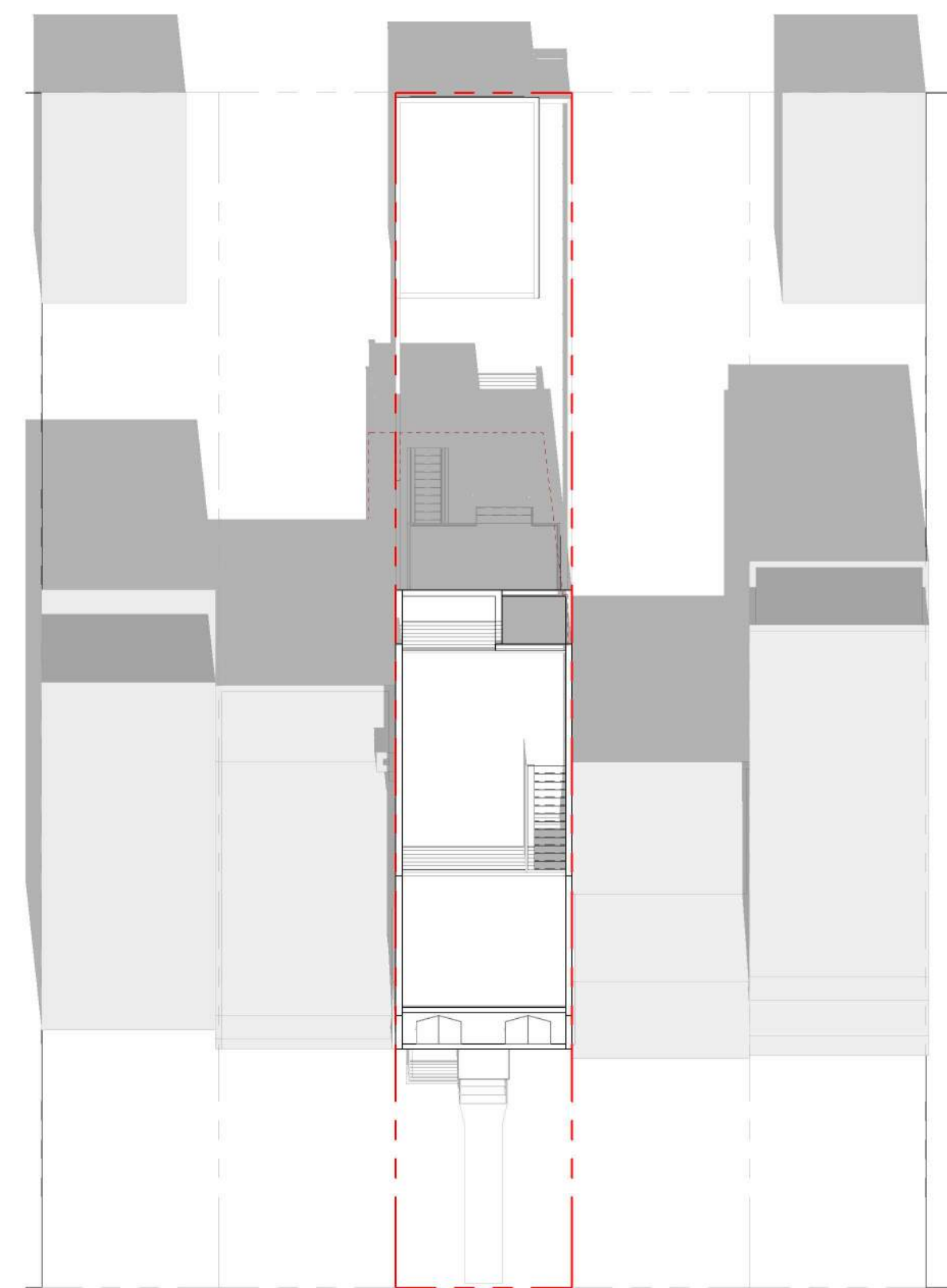
5 SPRING/FALL EQUINOX 12:00PM  
1/16" = 1'-0"



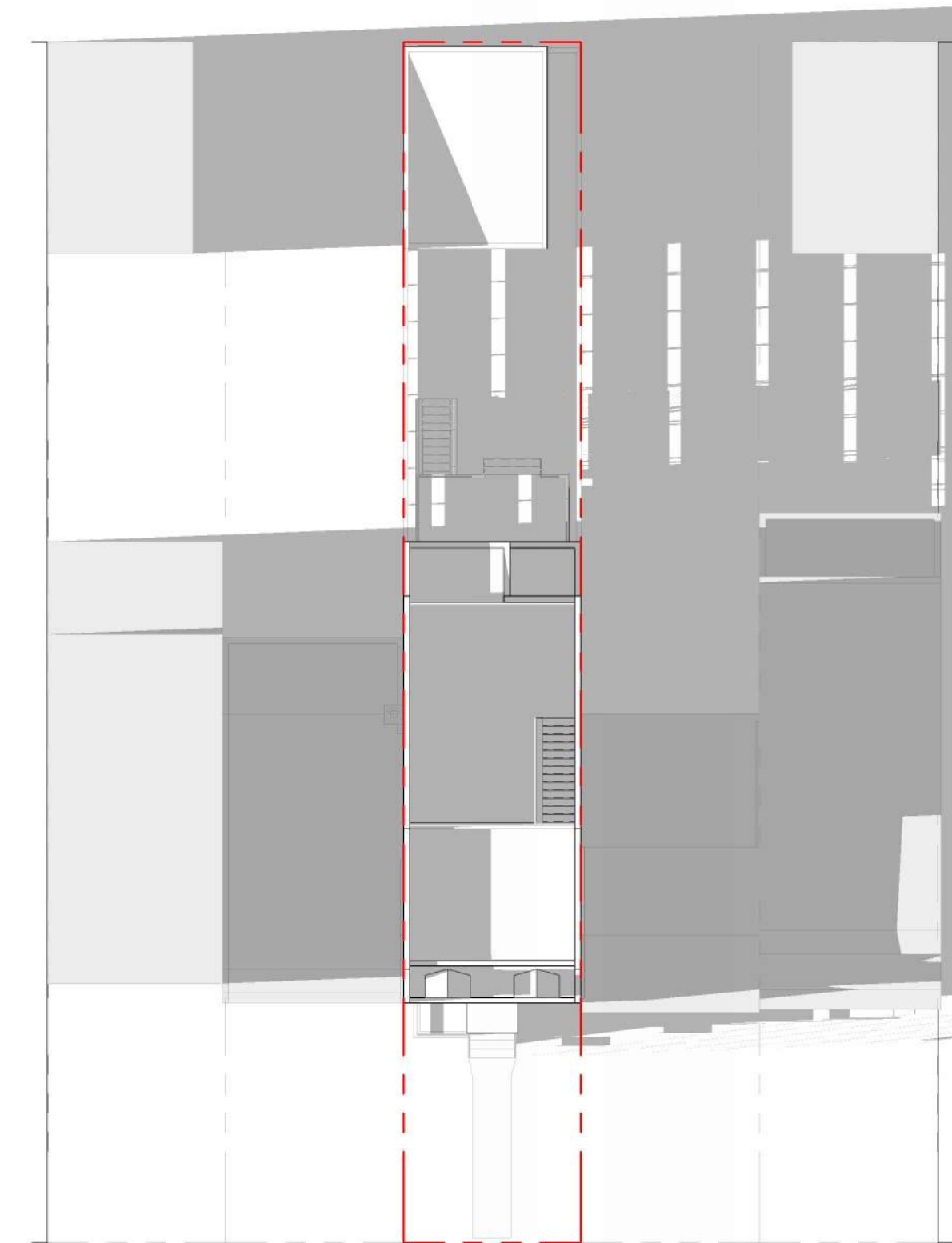
6 SPRING/FALL EQUINOX 6:00PM  
1/16" = 1'-0"



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"

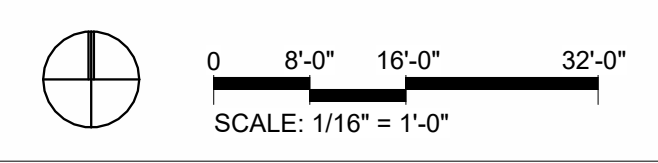
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**PROPOSED**

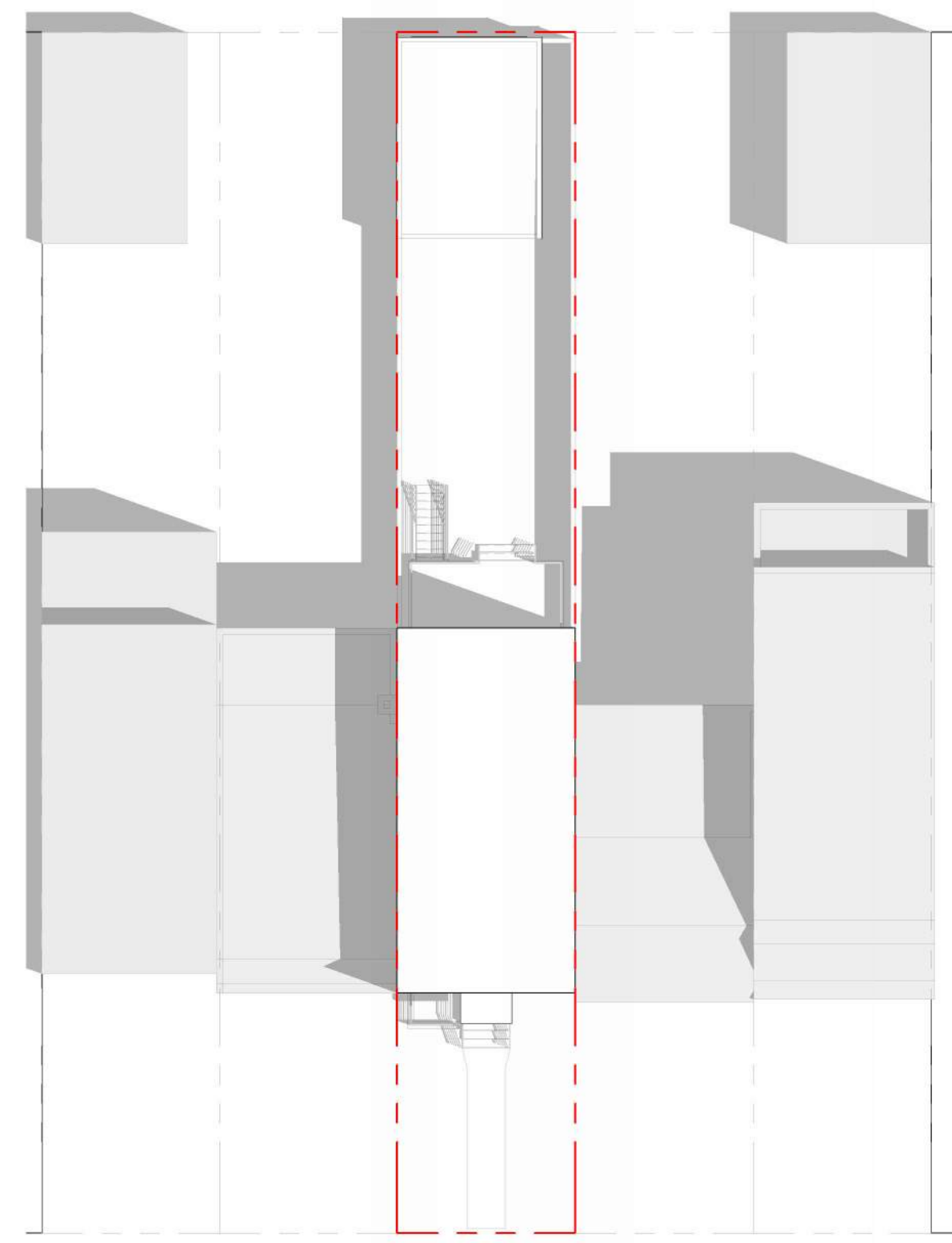
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**SOLAR STUDY -  
SPRING EQUINOX**

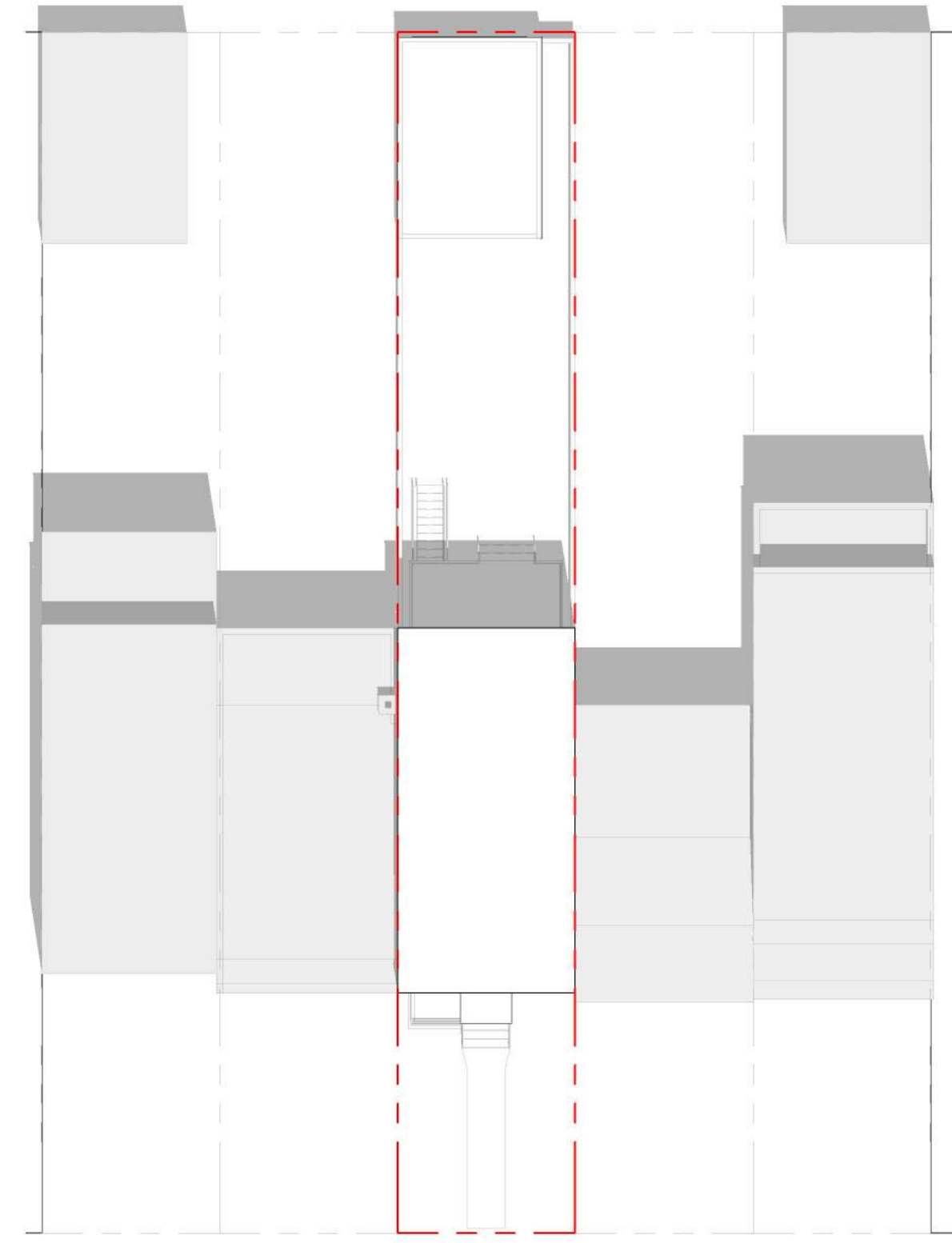
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2026-04-04  
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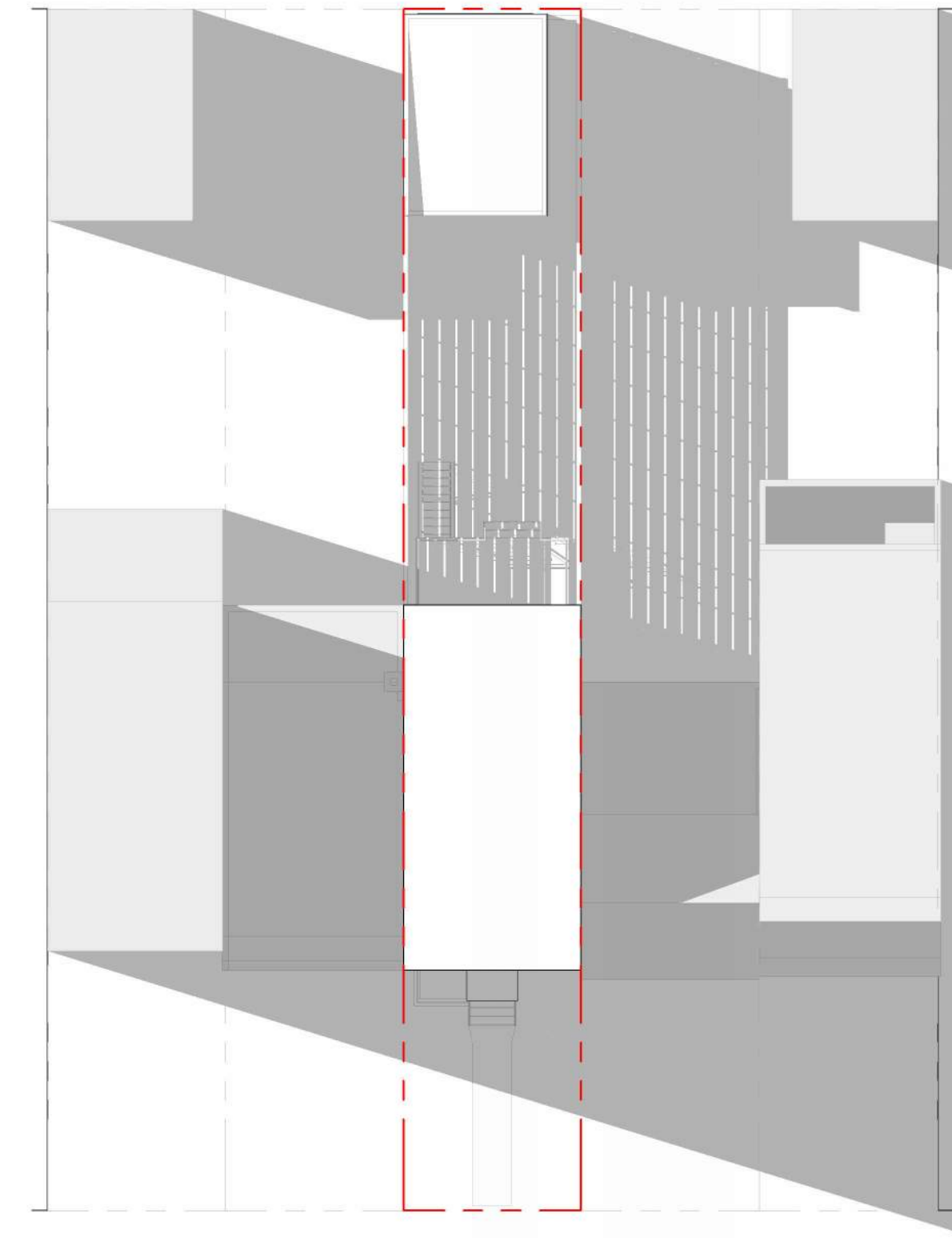
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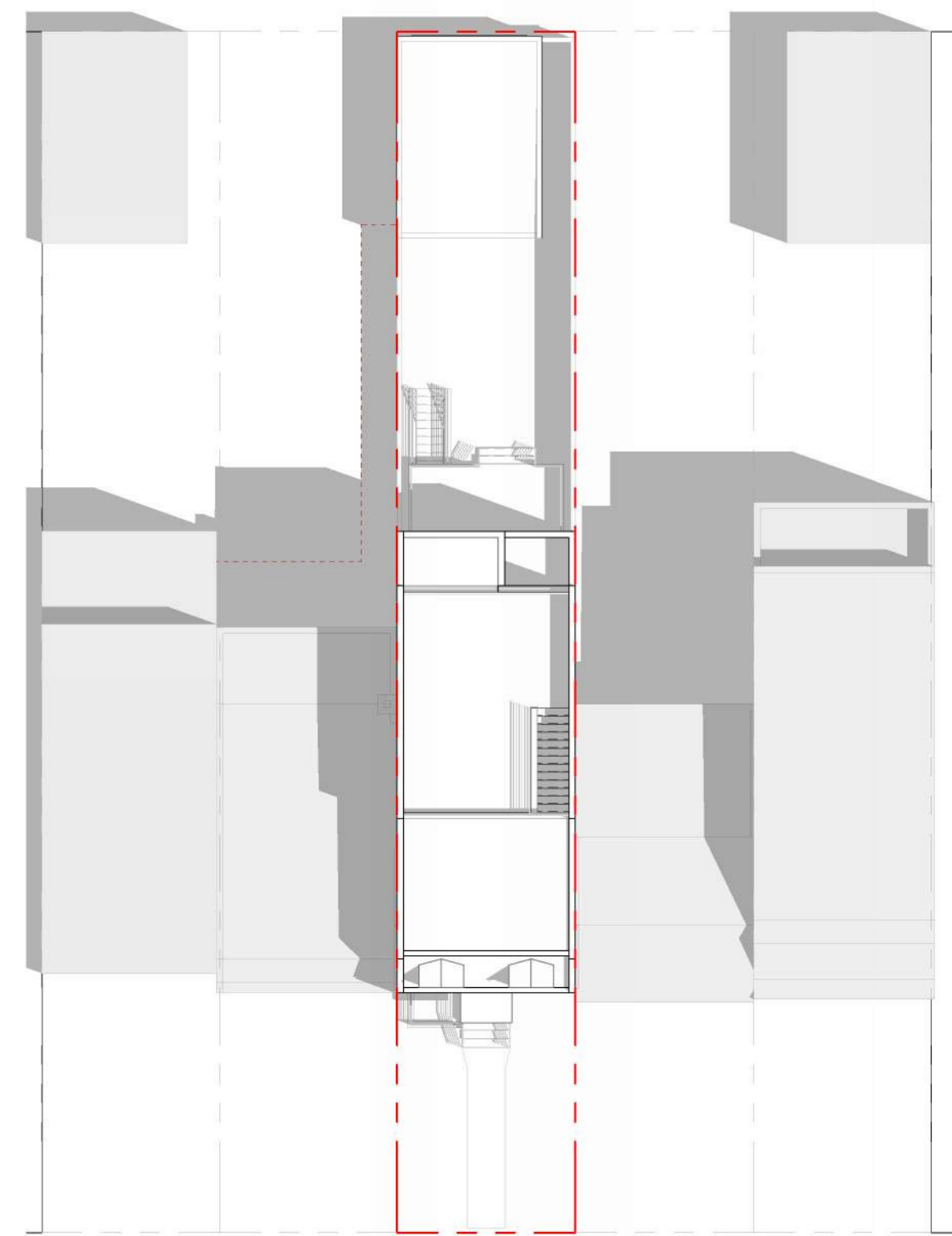
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1/16" = 1'-0"



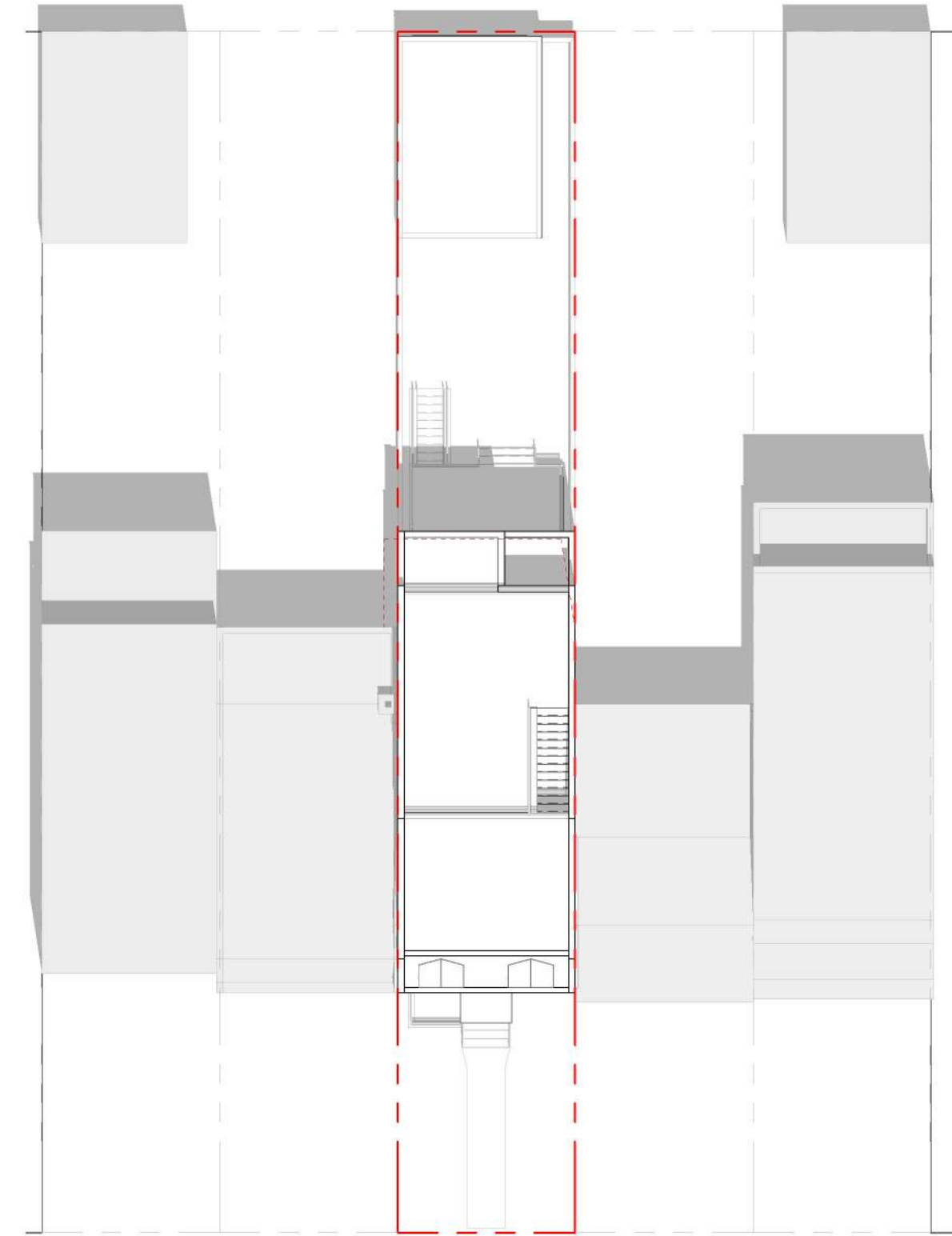
5 SUMMER SOLSTICE 12:00PM  
1/16" = 1'-0"



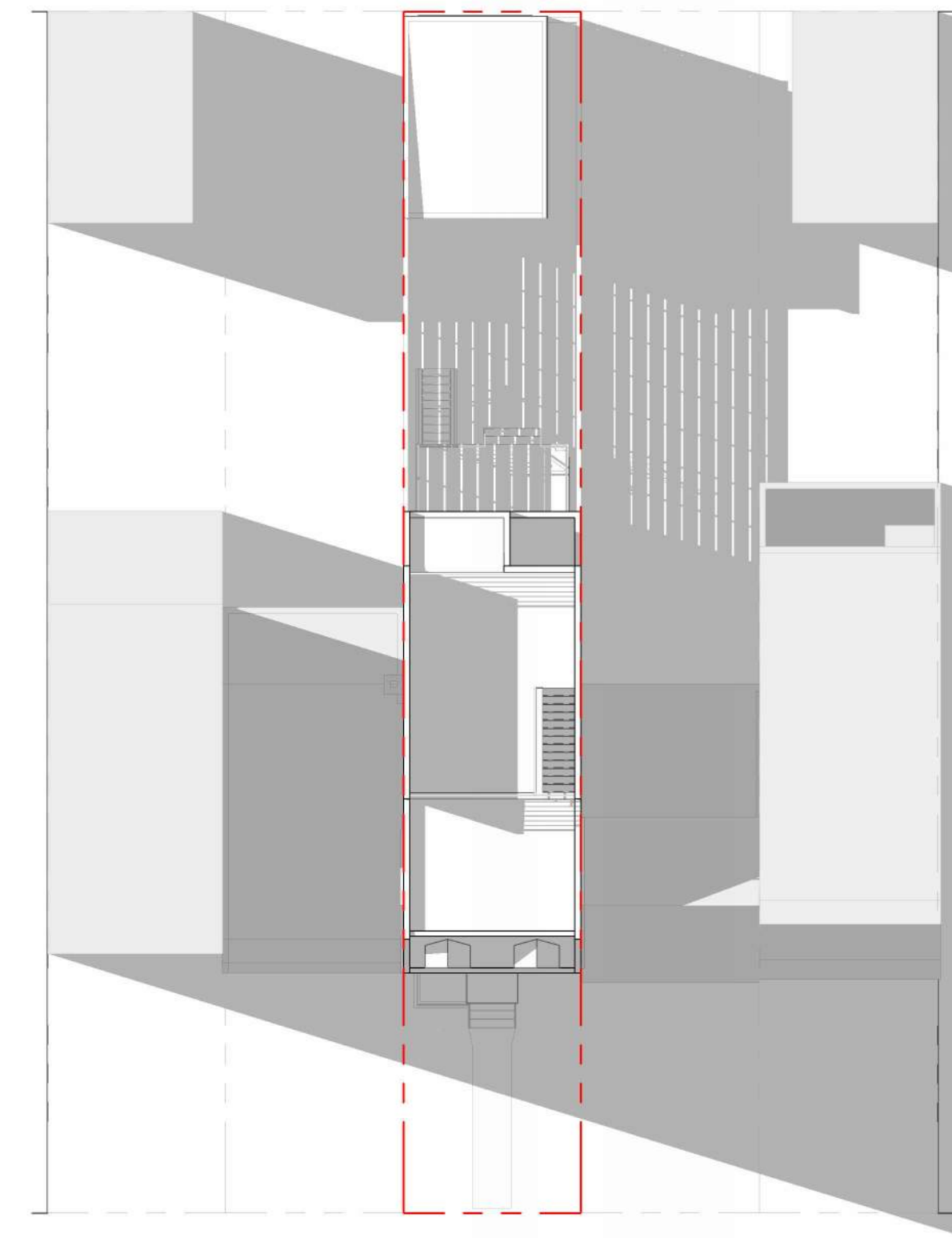
6 SUMMER SOLSTICE 6:00PM  
1/16" = 1'-0"



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"

**BY-RIGHT**

**PROPOSED**

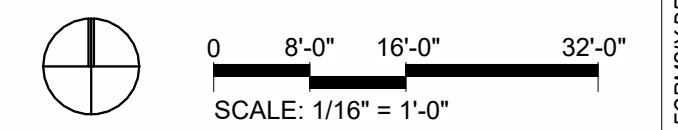
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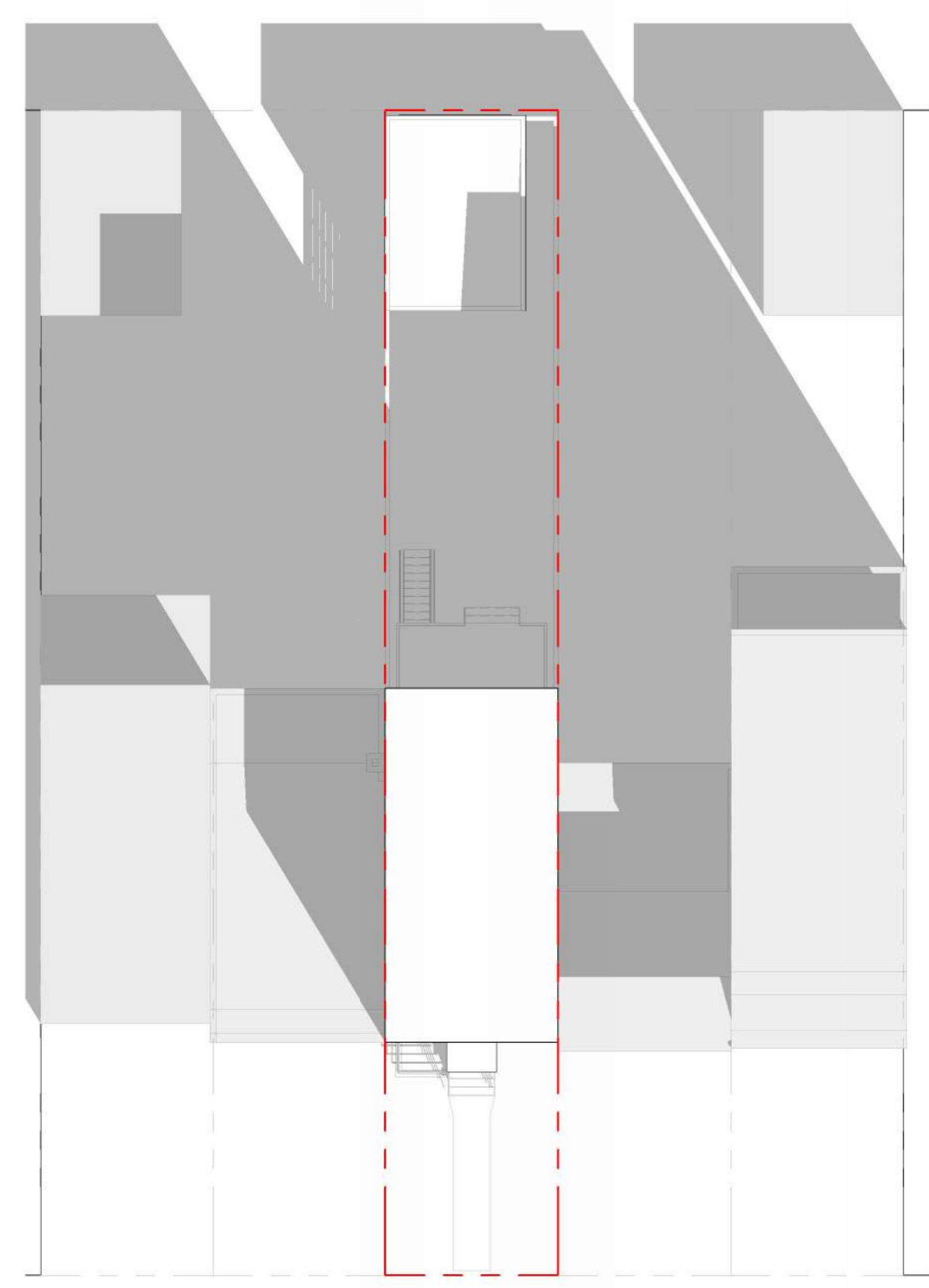
DRAWING TITLE  
**SOLAR STUDY -  
SUMMER SOLSTICE**

STAMP

PROJECT NO.  
FS2026003  
DRAWN BY:  
Author  
SCALE:  
1/16" = 1'-0"  
DATE:  
2026-04-04  
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**A3.2**

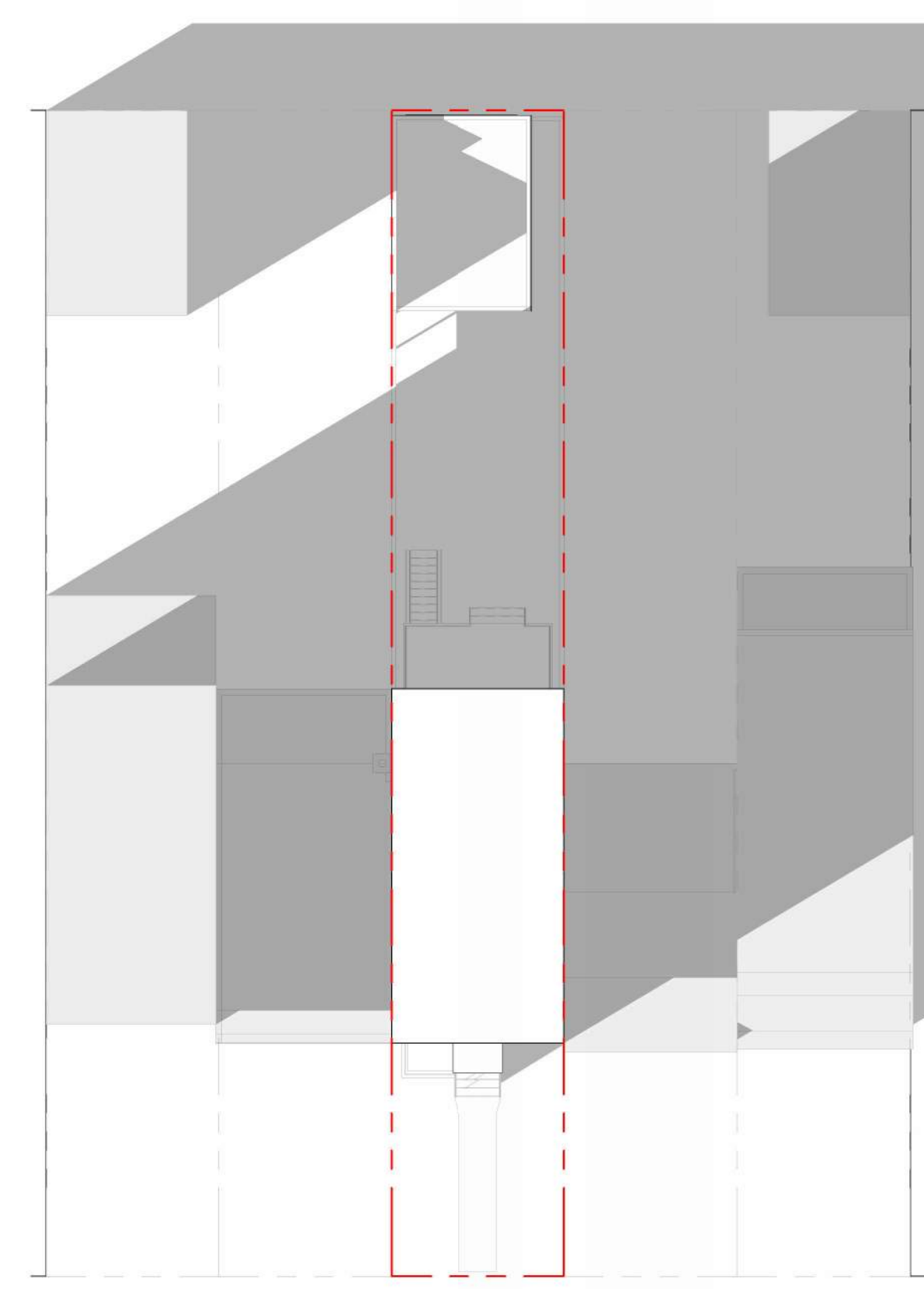




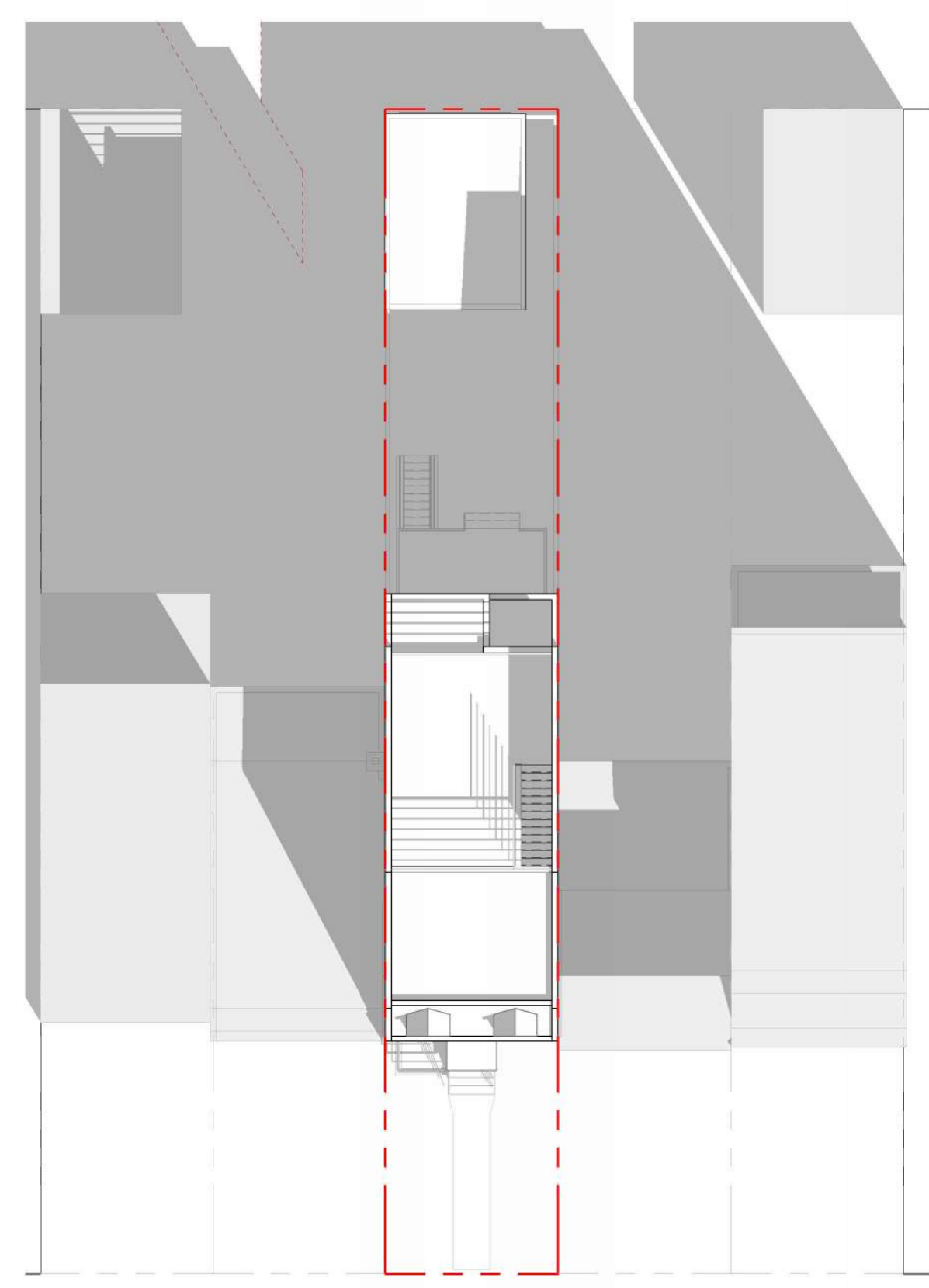
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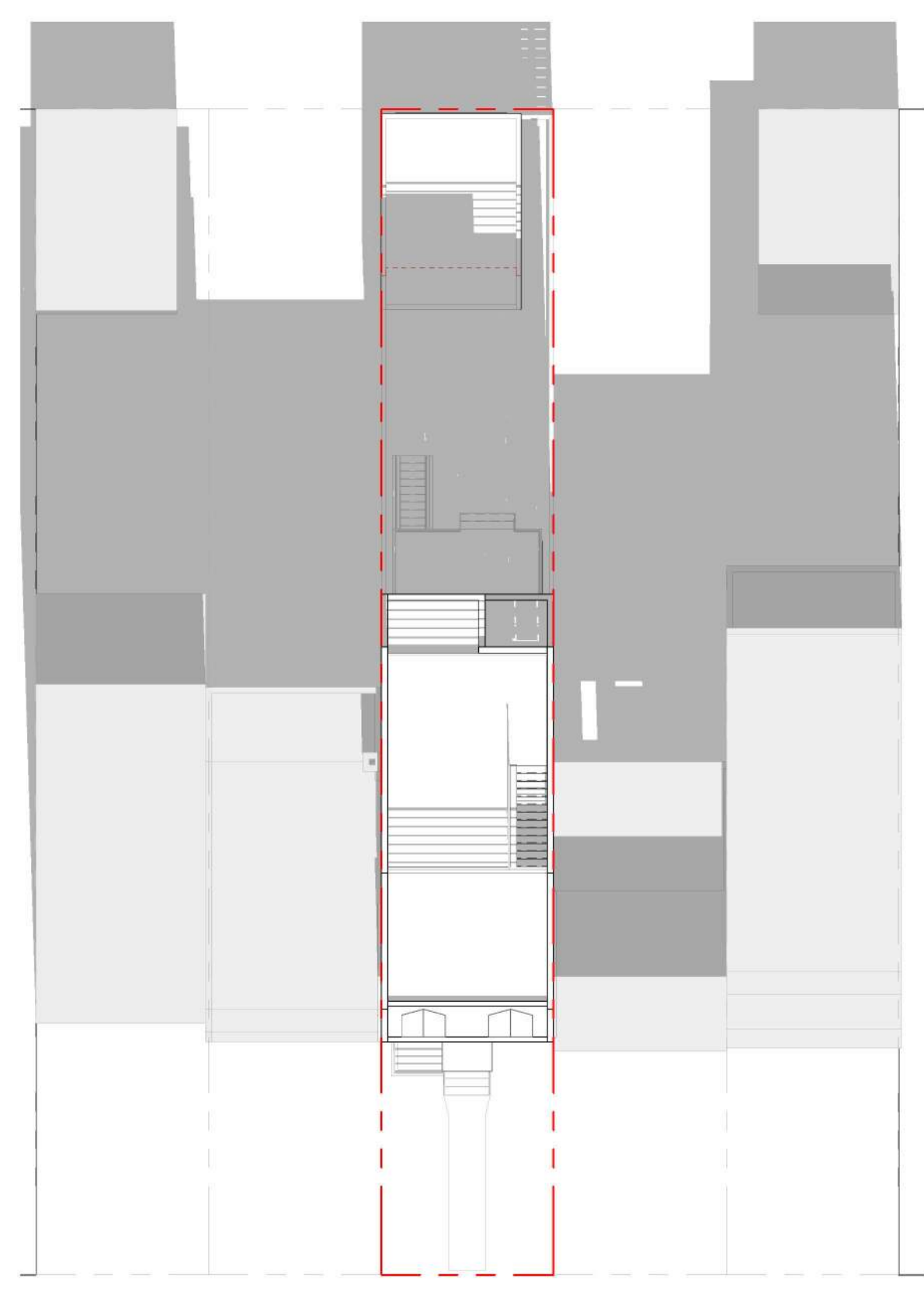
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1/16" = 1'-0"



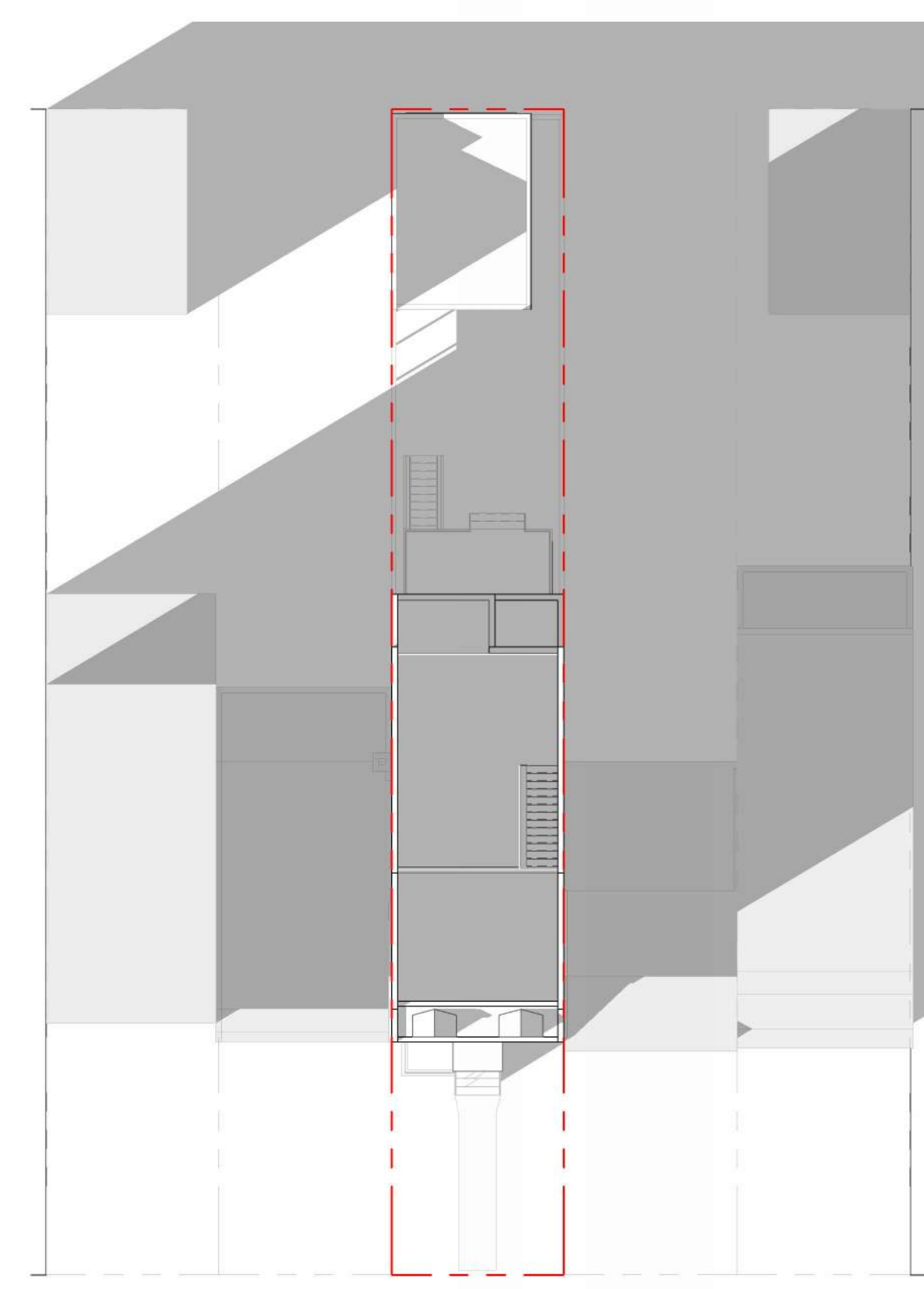
6 WINTER SOLSTICE 6:00PM  
1/16" = 1'-0"



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"

**BY-RIGHT**

**PROPOSED**



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**SOLAR STUDY -  
WINTER SOLSTICE**

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Author  
SCALE:  
1/16" = 1'-0"  
DATE:  
2026-04-04  
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**A3.3**

