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3621 T ST NW
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May 15, 2026.

BOARD OF ZONING ADJUSTMENT - BURDEN OF PROOF STATEMENT

I. CASE SUMMARY

A. Applicant Information

This statement is submitted on behalf of 3621 T ST LLC (Mr. Makhmad Aliev, Managing Member), the owner of the subject property located at 3621 T St NW, Washington D.C. (Square 1296, Lot 0340). The lot is improved with a 2 story plus cellar single-family Rowhouse.

B. Site Information and Description

The property is located in the R-3/GT zone district towards the Southwest corner of Square 1296. The lot is approximately 95 feet from the intersection of T Street NW and the public alley between 36th St NW and 37th St NW. The front of the building faces South on T St NW, it is bordered by adjacent properties with shared party walls on the East (3619 T St NW) and West (3623 T St NW). The rear portion of the building faces the rear yard and a public alley to the North.

The Applicant is proposing to remove the existing roof and rear walls and construct a 18'-6" wide x 18'-0" deep (330 sf) rear addition at all existing levels and a new 3rd floor level and main roof. A new detached 1 story accessory building (15'-0" wide x 21'-0" deep) is also proposed for a private 1-car garage. The detached structure is sited at the Northwest corner of the lot and 30'-6" from the proposed addition at the principal building. The property use will remain as a single-family dwelling.

C. Summary of Relief

The applicant intends to construct an 18'-0" deep rear addition and is requesting special exception relief from Title 11 Subtitle D § 207.5 (Rear yards - Rear extensions limited to 10 ft maximum beyond the farthest rear wall of adjoining properties) and pursuant to X § 901.2 and subject to the standards and criteria of D § 5201.4, D § 5201.5 & D § 5201.6.

Board of Zoning Adjustment
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CASE NO. 21493
EXHIBIT NO. 8

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the special exception relief requested pursuant to Subtitle X § 901 and Subtitle D § 5201.

III. THE APPLICATION MEETS THE REQUIREMENTS FOR SPECIAL EXCEPTION RELIEF.

Pursuant to Subtitle X § 901.2 The Board of Zoning Adjustment is authorized to grant special exceptions, as provided in this title, where, in the judgment of the Board of Zoning Adjustment, the special exceptions:

- (a) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (b) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (c) Will meet such special conditions as may be specified in this title.

Subsections (a) and (b) are commonly referred to as the general special exception requirements. In this case, the Applicant must also meet the specific requirements for relief under Subtitle D § 5201.

A. General Special Exception Requirements of Subtitle X § 901.2.

The proposed rear addition satisfies the general special exception requirements of Subtitle X § 901.2. as it is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps. The existing property use is maintained as a single-family residence in the R-3/GT Zone, preserving the established low-density residential character of the neighborhood.

Furthermore, the proposed addition does not introduce any new or incompatible use on the property and will not adversely affect the use of neighboring properties in accordance with the Zoning Regulations and Zoning Maps. The extents of the rear addition lie entirely on the subject property and is in similar character, scale and configuration to other properties on the row with similarly improved rear additions. It is therefore compatible with the surrounding context and will not cause any adverse impacts to the available light, air, privacy or use and enjoyment of the neighboring properties.

B. Requirements of Subtitle D § 5201.4. , § 5201.5 & § 5201.6

The Applicant seeks relief from D § 207.5 (Rear yard - Building extensions) pursuant to the requirements under Subtitle D § 5201. The proposed rear Addition satisfies the applicable specific special exception requirements. The requirements are:

D § 5201.4 - An application for special exception relief under this section shall demonstrate that the proposed addition, new principal building, or accessory structure shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, specifically:

- (a) The light and air available to neighboring properties shall not be unduly affected;**

Please see the Solar study within the submitted drawings. In summary, we do not anticipate any adverse impacts to the light and air available to the neighboring properties.

The block lies on the north side of 36th St NW and due to the solar orientation, the majority of daylighting available to the row of houses is filtered through the south-facing front facades that are not impacted by the extent of the proposed addition.

(b) The privacy of use and enjoyment of neighboring properties shall not be unduly compromised;

The proposed addition does not affect the use or enjoyment of the neighboring property as it extends straight back with views towards the rear of the property. Furthermore, it does not encroach upon the adjacent properties nor compromise the current views to the rear from those properties.

(c) The proposed addition or accessory structure, together with the original building, or the new principal 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 of the existing block presently comprises of a diverse mix of rear additions and detached garages substantially similar in character, scale and pattern with the proposed rear addition at the subject property. The 3rd floor addition is articulated and sculpted to recede from the face of the building with the sloped roof and dormer windows of similar scale to improved facades along the same row of houses.

(d) In demonstrating compliance with paragraphs (a), (b), and (c) of this subsection, the applicant shall use graphical representations such as plans, photographs, or elevation and section drawings sufficient to represent the relationship of the proposed addition, new building, or accessory structure to adjacent buildings and views from public ways.

The applicant has prepared and included with the BZA submission a set of compiled plans, elevations, sections, photographs and perspective views documenting the existing and proposed conditions. See Architectural Exhibits.

D § 5201.5 - The Board of Zoning Adjustment may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent and nearby properties.

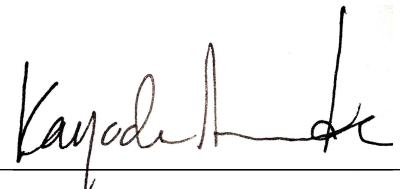
The applicant will comply with all reasonable requirements and/stipulations recommended by the BZA

D § 5201.6 - This section shall not be used to permit the introduction or expansion of a nonconforming use, lot occupancy beyond what is authorized in this section, height, or number of stories as a special exception.

There is no change to the existing conforming use - Single Family dwelling.
The lot occupancy of 53.61% is in compliance with D § 210.1
The Building Height is 33'-0" / 3 Stories in compliance with D § 1101.1(a).

IV. Conclusion.

For the reasons stated above, this Application meets the requirements for special exception relief, and the Applicant respectfully requests that the Board grant the requested relief.



Kayode Akinsinde, RA
Architect / Agent
Date: 05/15/2026