

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**Application for 4200 6th St SE
(Square 6207, Lots 0053-0056)**

STATEMENT OF EXISTING AND INTENDED USES

Presently, the Site is an unimproved, vacant lot. The Applicant proposes to construct an emergency shelter at the Site.

Site Address: 4200 6th St SE, Washington, DC 20032
Description: New Construction
Ward/ANC: 8/8D02
SSL: 6207, Lots 0053-0056
Site Area: 48,683 sf (recorded)
Zone: R-5-A

	Allowed	Actual	Relief Requested
Use	Emergency Shelters permitted for 5-25 occupants in R-5 District per BZA Special Exception per Title 11, 360.1	Emergency Shelter (50 family units, 178 beds)	BZA Special Exception for Emergency Shelter in R-5-A zone
Height	40'/3 stories	67'/6 stories	3 additional stories, 27' additional height
Floor Area Ratio	0.9 (43,814 sf)	0.8 (39,000sf)	--
Lot Occupancy	40% (19,473sf)	18% (9,000sf)	--
Rear Yard	20'	24.4"	--
Side Yard	3" per foot of height, 8' min (16.8')	33.1 (north lot line)	--
Parking	Parking requirement as determined by the BZA (Community-based residential facility, 16 or more persons housed)	11 parking spaces	TBD by BZA
Location of Parking	Parking spaces shall not be located between a lot line abutting a street and the more restrictive of either a building façade or a line extending from and parallel to a building façade, per Title 11, 2116.4	6 parking spaces located between 6 th Street SE lot line and building façade.	No restriction on locating parking spaces between building façade and street lot line.
Loading	1 loading berth @ 30' 1 loading platform @ 100sf 1 service/delivery loading space @20'	None	No loading berth or platform to be provided. Service loading space, loading area and Trash Room to be provided