



FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
6264	0804	PDR-1	8D04

Address of Property: 3 DC VILLAGE LANE SW

ZONING INFORMATION

Relief from section(s): C-303.1, X-1000.1, J-207.2, X-901.1

Type of Relief: Area Variance, Use Variance, Special Exception

Brief description of proposed project: NEW CONSTRUCTION, ON A SINGLE LOT WITHIN BLUE PLAINS, OF MULTIPLE BUILDINGS TO ACCOMODATE A FLEET MAINTENANCE FACILITY, READY RESERVE FACILITY, LOGISTICS FACILITY, AND COVERED PARKING FOR DC FEMS. NEW CONSTRUCTION SHALL ALSO ACCOMODATE AN OSSE ADMINSTRATION FACILITY, PARKING GARAGE, AND FUEL STATION. THIS IS A MIXED USE PROJECT INCLUDING OFFICE, MOTOR VEHICLE, WAREHOUSE AND PRODUCTION/DISTRIBUTION/REPAIR.

Present use of Property: MIXED USES FOR DC FEMS AND ASSOCIATED USES.

Proposed use of Property: MIXED USES FOR DC FEMS AND ASSOCIATED USES.

CONTACT INFORMATION

Owner Information

Name: DISTRICT OF COLUMBIA **E-mail:** jowens02@comcast.net

Address: 2000 14TH STREET NW, SUITE 800 WASHINGTON, DC

20009

Phone No.s: (301)213-4845

Phone No. Alternate: (301)213-4845

Authorized Agent Information

Name: JEFFREY OWENS, OWENS TECHNOLOGIES INC

E-mail: jowens02@comcast.net

Address: 11121 LUXMANOR ROADROCKVILLE, MD 20852

Phone No.s: (301)213-4845

Phone No. Alternate: (301)213-4845

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Special exception (all other)	\$1560	1	\$1560
Grand Total			2600

SIGNATURE	Date
DISTRICT OF COLUMBIA	4/8/2024

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov





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WAIVERS

• Property is owned by the District of Columbia Government

FEE CALCULATOR

Fee Type	Fee	Unit	Total
All Other Variances Per Section Requested	\$1040	1	\$1040
Grand Total			1040

SIGNATURE	SIGNATURE	Date
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DISTRICT OF COLUMBIA 5/28/2024





FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

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6264	0804	PDR-1	8D04

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WAIVERS

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FEE CALCULATOR

SIGNATURE	Date
DISTRICT OF COLUMBIA	6/24/2024

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov





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WAIVERS

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FEE CALCULATOR

SIGNATURE	Date
DISTRICT OF COLUMBIA	7/1/2024

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001 (202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



THE DEPARTMENT OF BUILDINGS OFFICE OF ZONING ADMINISTRATION

MN daw for KB

March 25, 2024

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT Address:6 DC Village Ln., SW **INFORMATION:**Square, Suffix, Lot: Square 6264, Lot 0804

Zoning District: PDR-1 **DCRA Permit #:** B2400415

SUBJECT: New construction of four buildings on a tax lot without street

frontage and not meeting rear yard setback.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]	
1	Variance	C-303.1	Proposed new construction of four	
		X-1000.1	buildings with no street frontage.	
2	Special	J-207.2	Proposed new construction not meeting	
	Exception	X-901.1	the required rear yard setback.	

Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this

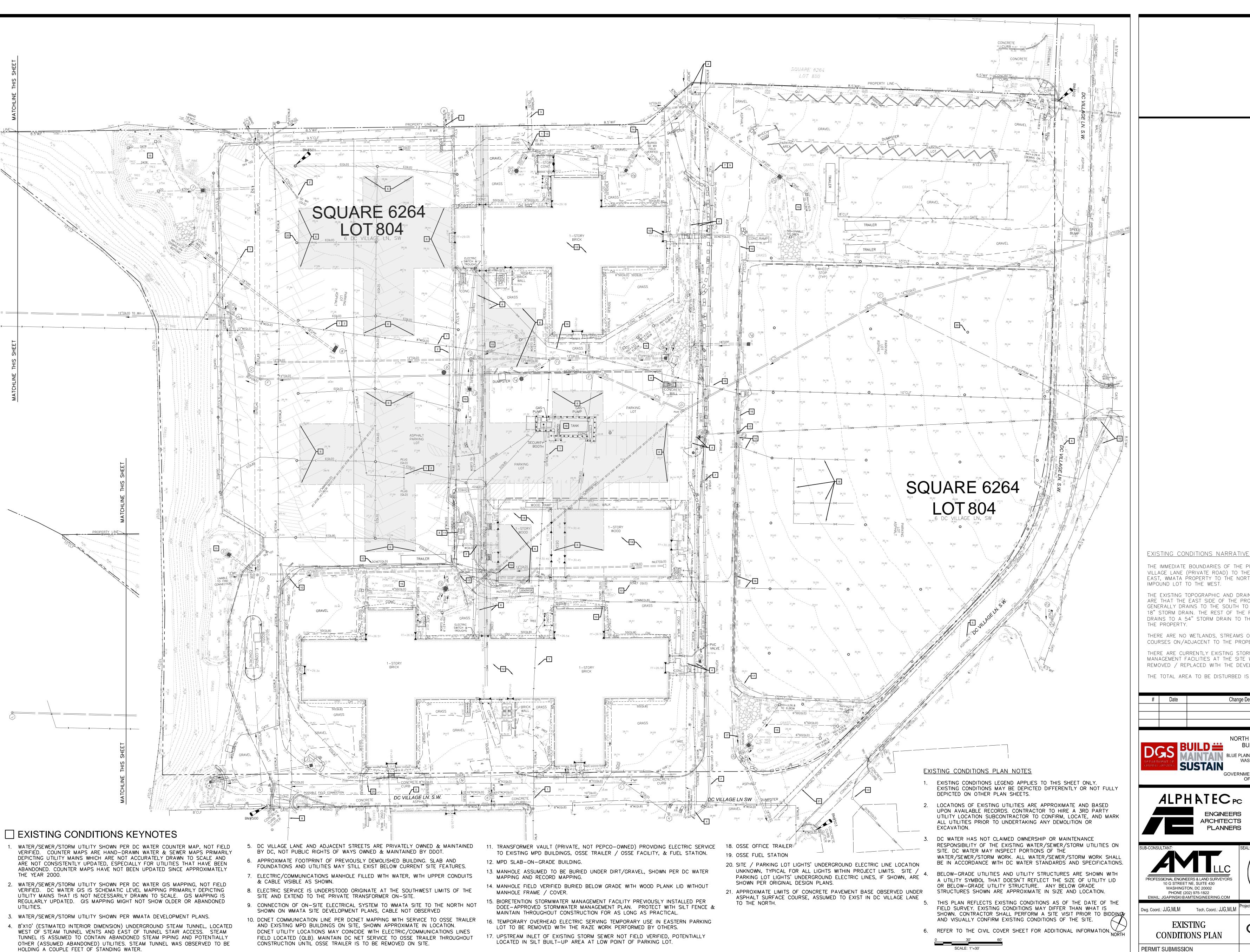
memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of Zoning Administration.

NOTES AND COMPUTA	ATIONS			
Building Permit #: B2400	0415	Zone: PDR-1	N&C Cycle #:	1
DOB BZA Case #: FY24 - :	10-Z			
		Existing Use:	Date of Review:	3/25/2024
		Proposed Use: 4 NEW BLDGS. ON ONE LOT – OFFICE, MOTOR		
Property Address: 6 DC	VILLAGE LN., SW	RELATED - REPAIR, & PARKING	Reviewer:	Ramon Washington
Square: 6264	Lot(s): 0805 (SUBDIVISION REQ.)	ZC/BZA Order: N/A		

ltem	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	455,819	n/a	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	1,595,367	215,793	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	1,595,367/455,819 = 3.5	215,793/455,819 = .47	n/a	n/a
Floor area ratio (FAR), Non-residential (non- residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	50	BLDG. 1 – 39. BLDG. 2 – 35 BLDG. 3 – 29 BLDG. 4 - 23	n/a	n/a
Rear yard (ft. to the tenth)	n/a	2.5 IN. PER 1 FT. OF HT. – NOT LESS THAN 12FT.	n/a	8	4	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a

Vehicle parking spaces (number)	n/a	63	n/a	64	n/a	n/a
Bicycle parking spaces (number)	n/a	19 LT	n/a	19 LT	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	2 LOADING BERTHS @ 12' X 30'; 1 DELIVERY SPACE @ 10' X 20'	n/a	2 LOADING BERTHS @ 12' X 30', 1 DELIVERY SPACE @ 10' X 20'	n/a	n/a
Green area ratio (score)	n/a	0.3	n/a	.33	n/a	n/a
Other:						



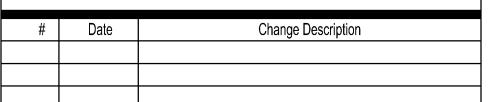


THE IMMEDIATE BOUNDARIES OF THE PROJECT ARE DC VILLAGE LANE (PRIVATE ROAD) TO THE SOUTH & EAST, WMATA PROPERTY TO THE NORTH AND MPD IMPOUND LOT TO THE WEST.

GENERALLY DRAINS TO THE SOUTH TO AN EXISTING 18" STORM DRAIN. THE REST OF THE PROPERTY DRAINS TO A 54" STORM DRAIN TO THE WEST OF

THERE ARE NO WETLANDS, STREAMS OR WATER COURSES ON/ADJACENT TO THE PROPERTY.

THERE ARE CURRENTLY EXISTING STORMWATER MANAGEMENT FACILITIES AT THE SITE WHICH WILL BE REMOVED / REPLACED WITH THE DEVELOPMENT.





NORTH AND SOUTH MPD

WASHINGTON D.C. 20032

GOVERNMENT OF THE DISTRICT OF COLUMBIA



ENGINEERS

ARCHITECTS

1525 18TH STREET N.W.
WASHINGTON, D.C. 20036 **PLANNERS**

TEL 202/797-5000 FAX 202/797-5003



EMAIL: JGAPINSKI@AMTENGINEERING.COM Project NO: AMT 19-0749.001

EXISTING CONDITIONS PLAN

CIV100

10/12/2023 Board of Zoning Adjustment District of Columbia

CASE NO.21186 **EXHIBIT NO.5**

GOVERNMENT OF THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES







April 30, 2024

Board of Zoning Adjustment Government of the District of Columbia 441 4th Street, NW Washington, DC 20001

RE: Application for Variance Relief
Statement of Community Outreach

FEMS Fleet Maintenance Facility 6 DC Village Ln SW Washington, DC 20032 (Square 6264, Lot 0804)

BZA Case Number: BZATmp3757

DOB Permit Application Number: B2400415

Honorable Members of the Board:

The District of Columbia Department of General Services (DGS) is the owner of the property located at 6 DC Village Ln., SW, Washington DC 20032. This letter serves as a statement of public outreach, detailing that ANC 8D at large, and SMD 8D04 single-member district commissioner will be briefed on this application for zoning variance and special exception relief.

Sincerely,

Digitally signed by EMEKA NWABUNWANNE NWABUNWANNE Date: 2024.05.01 13:08:31 -04'00'

Capital Construction Services
Department of General Services

ALPHATEC PC



April 30, 2024

Board of Zoning Adjustment Government of the District of Columbia 441 4th Street, NW Washington, DC 20001

RE: <u>Application for Variance Relief</u> Statement of Intended Use

FEMS Fleet Maintenance Facility 6 DC Village Ln SW Washington, DC 20032 (Square 6264, Lot 0804)

BZA Case Number: BZATmp3757 DOB Permit Application #B2400415

Honorable Members of the Board:

The current property features two single-story brick office/storage facilities, OSSE office trailers, a large asphalt OSSE bus parking lot on the west side of the site, a large vehicle parking lot on the east side of the site, lawn areas, and vehicle drives.

All existing structures will be razed and make way for the following new facilities:

- FEMS Fleet Maintenance Facility
- FEMS Logistics Warehouse Facility
- FEMS Heated Vehicle Storage and Covered Parking
- FEMS/OSSE shared Fueling Station
- FEMS/OSSE Parking Structure (Shared Top Deck)
- OSSE Parking Structure (Ground Level)
- OSSE Administration & Employee Facility

Should you have any questions regarding the application, please call us for further clarifications.

With best personal regards, I remain

In Smit

Sincerely,

Alphatec, p.c.

Spiro P. Gianniotis, Project Manager AIA, NCARB, LEED AP BD+C, GPCP, GGP

ALPHNIECPC



April 30, 2024

Board of Zoning Adjustment Government of the District of Columbia 441 4th Street, NW Washington, DC 20001

RE: Application for Variance Relief Burden of Proof

FEMS Fleet Maintenance Facility 6 DC Village Ln SW Washington, DC 20032 (Square 6264, Lot 0804)

BZA Case Number: BZATmp3757

DOB Permit Application Number: B2400415

NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the District of Columbia Department of General Services (the "Applicant"), the owner of the property located at 6 DC Village Ln., SW, Washington, DC 20032 (the "Property") in support of its application for arear variance relief, pursuant to 11 DCMR Subtitle X §100, from the requirement of Subtitle C §303.1:

A. "All new record lots shall have at least one (1) street lot line on a public street or a public access easement approved by the District Department of Transportation, except that new Alley Record Lots shall instead comply with the rules of Subtitle C§306."

II. JURISIDICTION OF THE BOARD

The board of Zoning Adjustment (the "Board") has jurisdiction to grant the area relief requested here pursuant to 11 DCMR Subtitle X §1000.1.

III. BACKGROUND INFORMATION

A. Description of the Property and Surrounding Area:

The project is located at 6 DC Village Lane SW (project permit address).

Specifically, the project is located immediately south of the WMATA Shepherd Parkway Bus Facility, immediately east of the Blue Plains Auto Impound Lot, and north of DC Village Lane.

The project was originally located on Record Lot 1 / Tax Lot 802 in Square 6264. Tax Lot 804 has since been established for the project area in preparation of this lot being approved by BZA as a Theoretical Lot.

B. Description of Existing Condition and Proposed New Work:

Existing Conditions:

The site is currently developed with two one-story brick office/storage facilities, OSSE office trailers, a large asphalt OSSE bus parking lot on the west side of the site, a large vehicle parking lot on the east side of the site, lawn areas, and vehicle drives.

Proposed New Work:

The project includes development of the eastern portion of the site for an OSSE office building, OSSE bus & staff open-air parking garage structure, a fuel station, and associated site improvements.

The western portion of the site will be developed with the FEMS Maintenance Building, FEMS Logistics Warehouse, two vehicle storage buildings, pump test area with canopy, and associated site improvements.

IV. NATURE OF AREA VARIATION RELIEF SOUGHT AND STANDARD OF REVIEW

This project faces the same lot development issue with other developments in DC Village. DC Village is a DC-owned campus-style property with no public rights-of-ways or public access easements within its boundaries (Record Lot 1). The roadways are privately owned by DC. Therefore, areas interior to this Record Lot do not have a public street frontage, a requirement of a Record Lot.

DC DOB generally requires a Record Lot for a building development. Because this project does not have public street frontage, it cannot obtain a Record Lot.

DCSO allows a Tax Lot to be used for building development if approved by BZA as a Theoretical Lot. This process requires a Plat of Computation which has been prepared for this project. This approach was originally proposed by Matt LeGrant and later confirmed by Mamadou Ndaw at project meetings to discuss this issue. This BZA submittal is requesting creation of a Theoretical Lot for this development. Meeting minutes can be provided upon request.

Project's Compliance with Subtitle X §1002:

1002.1(a)

An applicant for an area variance must prove that, as a result of the attributes of a specific piece of property described in Subtitle X § 1000.1, the strict application of a zoning regulation would result in peculiar and exceptional practical difficulties to the owner of property:

Applicant's Proof: This BZA application includes the request to allow a developable lot for this development, similar to previous development in the DC Village campus. Inability to obtain a developable lot suitable for a DOB Building Permit will result in

Application for Variance - Burden of Proof BZA Case No. BZATmp3757 Page **3** of **4**

peculiar and exceptional practical difficulties to the property owner, the District of Columbia, as it will not allow the property to be developed.

1002.1(b)

An applicant for a use variance must prove that, as a result of the attributes of a specific piece of property described in Subtitle X § 1000.1, the strict application of a zoning regulation would result in exceptional and undue hardship upon the owner of the property.

Applicant's Proof: This BZA application includes the request to allow a developable lot for this development, similar to previous development in the DC Village campus. Inability to obtain a developable lot suitable for a DOB Building Permit will result in exceptional and undue hardship to the property owner, the District of Columbia, as it will not allow the property to be developed.

1002.2

The applicant for a variance shall have the burden of proof to justify the granting of the application according to these standards and shall demonstrate such through evidence in the public record. If no evidence is presented in opposition to the case, the applicant shall not be relieved of this responsibility.

Applicant's Proof: Acknowledged. This BZA application includes the request to allow a developable lot for this development, similar to previous development in the DC Village campus. Inability to obtain a developable lot suitable for a DOB Building Permit will result in the property owner, the District of Columbia, not being able to develop the property as outlined in this application.

Section A-301.3 requires a Record Lot for most development purposes, as per this excerpted portion of Section A-301.3:

Except as provided in the building lot control regulations for Residence Districts in Subtitle C and § 5 of An Act to amend an Act of Congress approved March 2, 1893, entitled "An Act to provide a permanent system of highways in that part of the District of Columbia lying outside of cities," and for other purposes, approved June 28, 1898 (30 Stat. 519, 520, as amended; D.C. Official Code § 9-101.05, a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record;

The project cannot obtain a DOB Building Permit with a Record Lot because the DC Village campus property has no interior public street or public access easements, and therefore this development cannot meet the Record Lot requirement of public street or public access easement frontage.

The DC Surveyors Office allows a Tax Lot to be used for building development if approved by BZA as a Theoretical Lot. This process requires a Plat of Computation which has been prepared for this project. This approach was originally proposed by

Application for Variance - Burden of Proof BZA Case No. BZATmp3757 Page 4 of 4

Matt LeGrant and later confirmed by Mamadou Ndaw at project meetings to discuss this issue. Meeting minutes can be provided upon request. This BZA submittal is requesting creation of a Theoretical Lot for this development.

Creation of a Theoretical Lot is being pursued as recommended by Matt LeGrant and Mamadou Ndaw.

V. CONCLUSION

For the reasons stated above, the project meets the applicable standards for variance relief under 11 DCMR. Accordingly, the applicant respectfully requests the Board grant the application.

Sincerely,

Alphatec, p.c.

Spiro P. Gianniotis, Project Manager

In Smit

AIA, NCARB, LEED AP BD+C, GPCP, GGP

ALPHATEC PC



April 30, 2024

Board of Zoning Adjustment Government of the District of Columbia 441 4th Street, NW Washington, DC 20001

RE: Application for Variance Relief Letter of Certification

FEMS Fleet Maintenance Facility 6 DC Village Ln SW Washington, DC 20032 (Square 6264, Lot 0804)

BZA Case Number: BZATmp3757

DOB Permit Application Number: B2400415

Honorable Members of the Board:

I hereby certify that I have read the Rules of Practice and Procedure of the D.C. Board of Zoning Adjustment as set forth in 11 DCMR Subtitle Y Chapter 300.5, and I am able to competently represent the applicant and owner in proceedings before the Board.

Sincerely,

Alphatec, p.c.

In Smit

Spiro P. Gianniotis, Project Manager AIA, NCARB, LEED AP BD+C, GPCP, GGP

GOVERNMENT OF THE DISTRICT OF COLUMBIA DEPARTMENT OF GENERAL SERVICES







April 30, 2024

Board of Zoning Adjustment Government of the District of Columbia 441 4th Street, NW Washington, DC 20001

RE: **Application for Variance Relief Letter of Authorization**

> FEMS Fleet Maintenance Facility 6 DC Village Ln SW Washington, DC 20032 (Square 6264, Lot 0804)

BZA Case Number: BZATmp3757

DOB Permit Application Number: B2400415

Honorable Members of the Board:

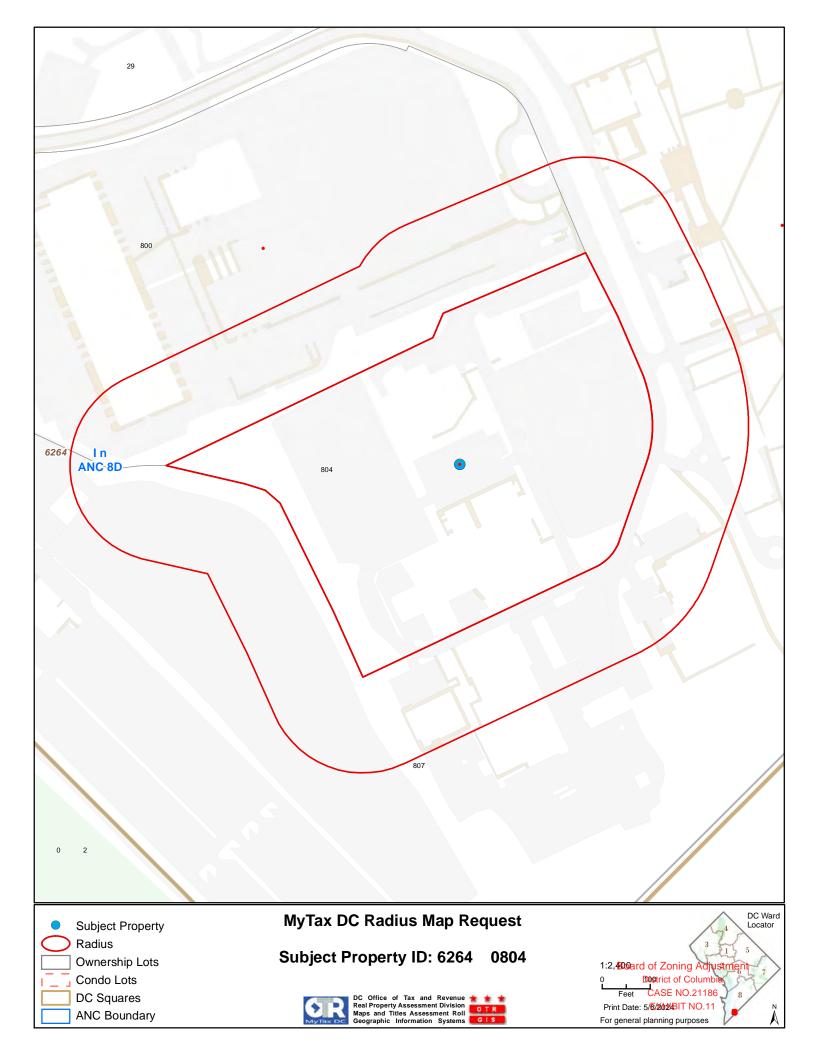
The District of Columbia Department of General Services (DGS) is the owner of the property located at 6 DC Village Ln., SW, Washington DC 20032.

This letter affirms or serves as attestation that Alphatec, PC is authorized to act as the representative on the owner's behalf with respect to the application before the Board of Zoning Adjustment (BZA) for the property of reference, as required and set forth in 11 DCMR, Subtitle Y Chapter 300.5.

Sincerely,

EMEKA NWABUNWANNE NWABUNWANNE Date: 2024.05.01 13:06:42 -04'00' Digitally signed by EMEKA

Capital Construction Division Department of General Services



WASHINGTON METROPOLITAN AREA 600 5TH ST NW WASHINGTON DC 20001-2610

DISTRICT OF COLUMBIA 2000 14TH ST NW # 800 WASHINGTON DC 20009-4473

DISTRICT OF COLUMBIA 2000 14TH ST NW FL 8 WASHINGTON DC 20009-4487

Report Date: 5/6/2024



THE DEPARTMENT OF BUILDINGS OFFICE OF ZONING ADMINISTRATION

MN daw for KB

March 25, 2024

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT Address:6 DC Village Ln., SW **INFORMATION:**Square, Suffix, Lot: Square 6264, Lot 0804

Zoning District: PDR-1 **DCRA Permit #:** B2400415

SUBJECT: New construction of four buildings on a tax lot without street

frontage and not meeting rear yard setback.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]	
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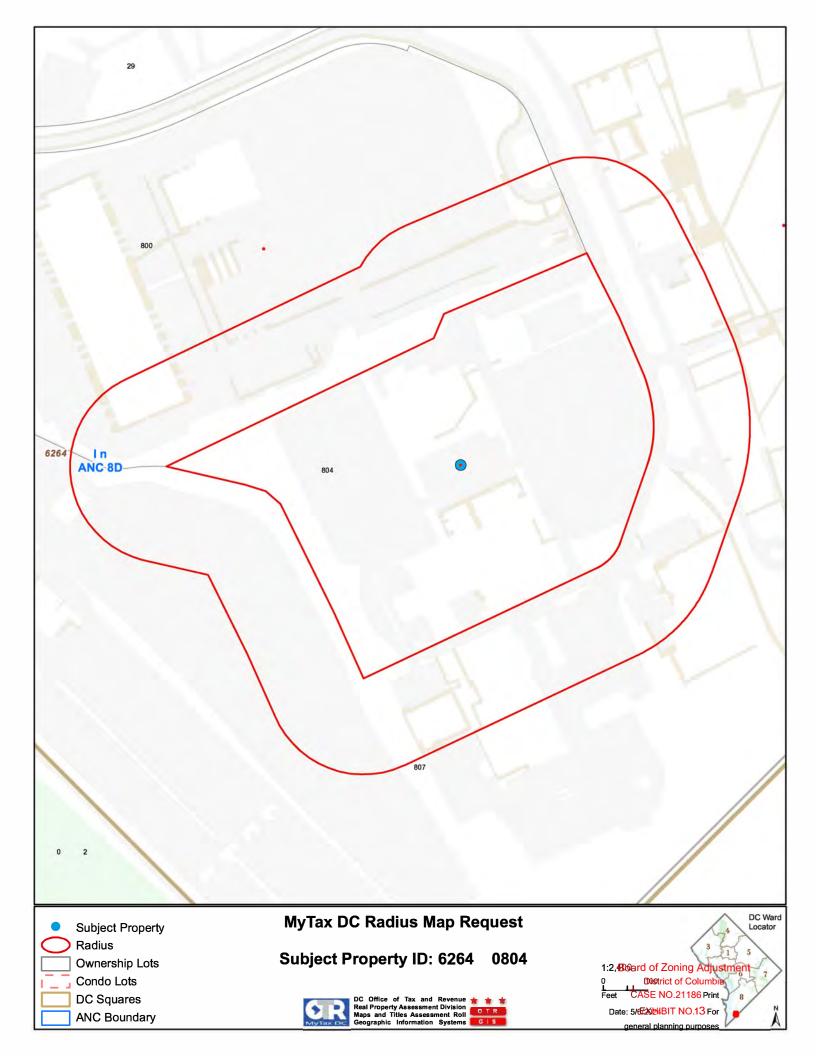
Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this

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NOTES AND COMPUTA	ATIONS			
Building Permit #: B2400415		Zone: PDR-1	N&C Cycle #:	1
DOB BZA Case #: FY24 - 10-Z				
		Existing Use:	Date of Review:	3/25/2024
		Proposed Use: 4 NEW BLDGS. ON ONE LOT – OFFICE, MOTOR		
Property Address: 6 DC VILLAGE LN., SW		RELATED - REPAIR, & PARKING	Reviewer:	Ramon Washington
Square: 6264	Lot(s): 0805 (SUBDIVISION REQ.)	ZC/BZA Order: N/A		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	455,819	n/a	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	1,595,367	215,793	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	1,595,367/455,819 = 3.5	215,793/455,819 = .47	n/a	n/a
Floor area ratio (FAR), Non-residential (non- residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	50	BLDG. 1 – 39. BLDG. 2 – 35 BLDG. 3 – 29 BLDG. 4 - 23	n/a	n/a
Rear yard (ft. to the tenth)	n/a	2.5 IN. PER 1 FT. OF HT. – NOT LESS THAN 12FT.	n/a	8	4	Special Exception
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a

Vehicle parking spaces (number)	n/a	63	n/a	64	n/a	n/a
Bicycle parking spaces (number)	n/a	19 LT	n/a	19 LT	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	2 LOADING BERTHS @ 12' X 30'; 1 DELIVERY SPACE @ 10' X 20'	n/a	2 LOADING BERTHS @ 12' X 30', 1 DELIVERY SPACE @ 10' X 20'	n/a	n/a
Green area ratio (score)	n/a	0.3	n/a	.33	n/a	n/a
Other:					•	



WASHINGTON METROPOLITAN AREA 600 5TH ST NW WASHINGTON DC 20001-2610

DISTRICT OF COLUMBIA 2000 14TH ST NW # 800 WASHINGTON DC 20009-4473

DISTRICT OF COLUMBIA 2000 14TH ST NW FL 8 WASHINGTON DC 20009-4487

DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., December 15, 2022

Plat for Building Permit of:

SQUARE 6264 LOT 804

Scale: 1 inch = 100 feet

Recorded per Deed

Receipt No. 23-01240

Drawn by: L.E.S.

Furnished to: MOLLY WILLIAMS

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Bob Wyers
For Surveyor, D.C.

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

OSSE GARAGE EXTERIOR STAIR TOWER

GARAGE DISPERSAL AREA & ACCESSIBLE

ROUTE FROM GARAGE STAFF PARKING TO

3 STANDARD PARKING SPACE

2 VAN ACCESSIBLE PARKING SPACES 1 ACCESSIBLE PARKING SPACE

DELIVERY SPACE, TYP

14 BIKE SPACES

PAD-MOUNTED TRANSFORMER

& GENERATOR

18

FEMS FLEET VEHICLE MAINTENANCE FACILITY & OFFICE

LOADING SPACE & BERTH, TYF ROLL-UP VEHICLE GATE &

8' HEIGHT PERMIETER SECURITY FENCE

W/ VEHICLE & PEDESTRIAN GATES, TYP

CONNECTING TO BUILDING FRONTAGES

PEDESTRIAN GATE, TYP

BUILDING REAR SETBACK

STORMWATER MANAGEMENT BIORETENTION, TYP

12' REAR SETBACK REQUIREMENT PER ARCHITECTURAL PLAN: G-006 ZONING ANALYSIS FEMS MAINTENANCE BUILDING

8' HEIGHT PERMIETER SECURITY FENCE CONNECTING TO BUILDING FRONTAGES W/ VEHICLE & PEDESTRIAN GATES, TYP

OSSE GARAGE STAFF PARKING DECK -

1 VAN ACCESSIBLE PARKING SPACE 5 ACCESSIBLE PARKING SPACES 178 COMPACT PARKING SPACES

231 TOTAL PARKING SPACES

(OPEN AIR UPPER LEVEL OF 1-STORY STRUCTURE)
47 STANDARD PARKING SPACES

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following: 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;

2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit

_; and application _ 3) any existing chimney or vent on an adjacent property that is

located within 10 feet of this lot.

I also hereby certify that:

Date: 06/07/2024

1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon; 2) there is no elevation change exceeding ten feet measured between

lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application; 3) I have have not (circle one) filed a subdivision application with

the Office of the Surveyor; 4) I have have not (circle one) filed a subdivision application with

the Office of Tax & Revenue; and 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat,

that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and

which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance. The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under

Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405). Signature:

Printed Name: JAMES GAPINSKI Relationship to Lot Owner: AGENT If a registered design professional, provide license number PE904969 and include stamp below.

> ONE-WAY BUS ENTRANCE W/ ROLL-UP VEHICLE GATE & PEDESTRIAN GATE

STAFF PARKING VEHICLE RAMP ENTRANCE W/ ROLL-UP VEHICLE GATE

GUARD BOOTH

4' WIDTH CONCRETE SIDEWALK, TYP

158 60° DIAGONAL (MIN 10'X23.5') BUS STORAGE PARKING SPACES ON-GRADE BELOW DECK W/ 18'+ ONE-WAY PARKING DRIVE AISLES

-8 BIKE SPACES

ONE-WAY BUS EXIT W/ ROLL-UP VEHICLE GATE & PEDESTRIAN GATE PAD-MOUNTED TRANSFORMER & GENERATOR - EGRESS/ACCESSIBLE ROUTE

OSSE GARAGE EXTERIOR

- ONE-WAY VEHICLE ENTRANCE

DIESEL & GAS FUEL STATION

ONE-WAY VEHICLE EXIT

STAIR TOWER

4' WIDTH CONCRETE SIDEWALK, TYP

VAN ACCESSIBLE PARKING SPACE 11 STANDARD VEHICLE PARKING SPACES

	LINE TABLE							
LINE NO.	BEARING	DISTANCE						
L1	S24*57'05"E	147.56						
L2	S23°15'43"E	131.80'						
L3	S19'07'24"W	169.95						
L4	S64°42'42"W	536.64'						
L5	N24'06'59"W	147.78						
L6	N26'16'52"W	253.77						
L7	N48*54'10"W	40.39'						
L8	N72*41'30"W	44.87*						
L9	N77*00'57"W	168.31						
L10	N64°23'35"E	617.07						
L11	N22°20'13"E	55.06'						
L12	N67°03'49"E	322.74'						

10 BIKE

SPACES

CURVE TABLE										
CURVE NO.	RADIUS	DELTA	LENGTH	TANGENT	CHD BEARING	CHORD				
C1	346.50'	14*10'47"	85.75	43.10°	S16"10'20"E	85.53'				
C2	236.50	24*50*54"	102.57	52.10°	S06°41'57"W	101.76				
C3	96.50'	45°35'18"	76.78	40.55'	S41°55'03"WR	741777				

SCALE: 1:100

200 300 100

2-WAY VEHICLE ENTRANCE

ROLL-UP VEHICLE GATE & J PEDESTRIAN GATE, TYP

2-WAY VEHICLE ENTRANCE

400

SR-15-07500(2015)

CASE NO.21186 **EXHIBIT NO.14**

ALPHNIEC PC



April 30, 2024

Board of Zoning Adjustment Government of the District of Columbia 441 4th Street, NW Washington, DC 20001

RE: <u>Application for Variance Relief</u> <u>Statement of Intended Use</u>

FEMS Fleet Maintenance Facility 6 DC Village Ln SW Washington, DC 20032 (Square 6264, Lot 0804)

BZA Case Number: BZATmp3757 DOB Permit Application #B2400415

Honorable Members of the Board:

The current property features two single-story brick office/storage facilities, OSSE office trailers, a large asphalt OSSE bus parking lot on the west side of the site, a large vehicle parking lot on the east side of the site, lawn areas, and vehicle drives.

All existing structures will be razed and make way for the following new facilities:

- FEMS Fleet Maintenance Facility
- FEMS Logistics Warehouse Facility
- FEMS Heated Vehicle Storage and Covered Parking
- FEMS/OSSE shared Fueling Station
- FEMS/OSSE Parking Structure (Shared Top Deck)
- OSSE Parking Structure (Ground Level)
- OSSE Administration & Employee Facility

Should you have any questions regarding the application, please call us for further clarifications.

With best personal regards, I remain

In Smit

Sincerely,

Alphatec, p.c.

Spiro P. Gianniotis, Project Manager AIA, NCARB, LEED AP BD+C, GPCP, GGP



THE DEPARTMENT OF BUILDINGS OFFICE OF ZONING ADMINISTRATION

June 21, 2024

MN daw for KB

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT Address:6 DC Village Ln., SW **INFORMATION:**Square, Suffix, Lot: Square 6264, Lot 0804

Zoning District: PDR-1 **DCRA Permit #:** B2400415

SUBJECT: New construction of four buildings on a tax lot without street

frontage and not meeting rear yard setback.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

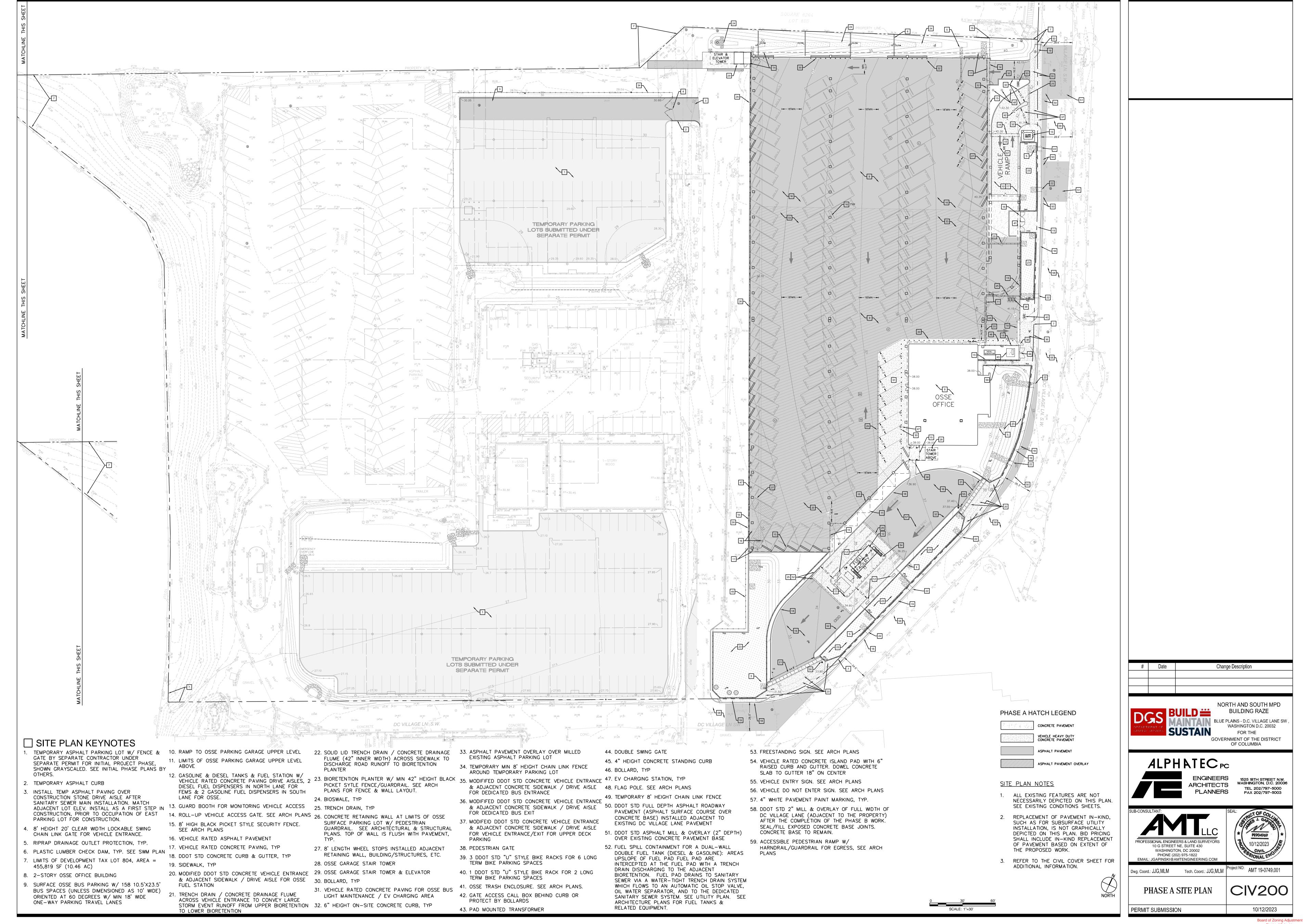
Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Variance	C-303.1	Proposed new construction of four
		X-1000.1	buildings with no street frontage.

Note: All applicants must provide the Office of Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of Zoning Administration.

NOTES AND COMPU	TATIONS			
Building Permit #: B2400415		Zone: PDR-1	N&C Cycle #:	1
DOB BZA Case #: FY24 - 10-Z				
		Existing Use:	Date of Review:	3/25/2024
		Proposed Use: 4 NEW BLDGS. ON ONE LOT – OFFICE, MOTOR		
Property Address: 6 DC VILLAGE LN., SW		RELATED - REPAIR, & PARKING	Reviewer:	Ramon Washington
Square: 6264	Lot(s): 0805 (SUBDIVISION REQ.)	ZC/BZA Order: N/A		

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	455,819	n/a	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Building area (sq. ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	1,595,367	215,793	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	1,595,367/455,819 = 3.5	215,793/455,819 = .47	n/a	n/a
Floor area ratio (FAR), Non-residential (non- residential gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	50	BLDG. 1 – 39. BLDG. 2 – 35 BLDG. 3 – 29 BLDG. 4 - 23	n/a	n/a
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	n/a	2.5 IN. PER 1 FT. OF HT. – NOT LESS THAN 12FT.	n/a	132	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a

Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	63	n/a	64	n/a	n/a
Bicycle parking spaces (number)	n/a	19 LT	n/a	19 LT	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	MOTOR RELATED - 2 LOADING BERTHS @ 12' X 30', 1 DELIVERY SPACE @ 10' X 20'	n/a	MOTOR RELATED -2 LOADING BERTHS @ 12' X 30', 1 DELIVERY SPACE @ 10' X 20'	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Green area ratio (score)	n/a	0.3	n/a	.33	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:					<u>.</u>	



DISTRICT OF COLUMBIA GOVERNMENT OFFICE OF THE SURVEYOR

Washington, D.C., December 15, 2022

Plat for Building Permit of:

SQUARE 6264 LOT 804

Scale: 1 inch = 100 feet

Recorded per Deed

Receipt No. 23-01240

Drawn by: L.E.S.

Furnished to: MOLLY WILLIAMS

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Anup Shrestha
For Surveyor, D.C.

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such, well as projections and improvements in public space - with complete and accurate dimensions; 2) all proposed demolition or raze of existing buildings duly labeled

as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _

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located within 10 feet of this lot.

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D.C. Law 4-164 (D.C. Official Code §22-2405). Signature: Date: 10/11/2023 Printed Name: JAMES GAPINSKI Relationship to Lot Owner: AGENT If a registered design professional, provide license number PE904969 and include stamp below. ONE-WAY BUS ENTRANCE W/ ROLL-UP VEHICLE GATE

4' WIDTH CONCRETE SIDEWALK, TYP

158 60° DIAGONAL (MIN 10'X23.5') BUS STORAGE PARKING SPACES ON-GRADE BELOW DECK W/ 18'+ ONE-WAY PARKING DRIVE AISLES

> VEHICLE GATE & PEDESTRIAN GATE PAD-MOUNTED TRANSFORMER & GENERATOR

> > OSSE GARAGE EXTERIOR

LINE TABLE					
LINE NO.	BEARING	DISTANCE			
L1	S24*57'05"E	147.56			
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L3	S19'07'24"W	169.95			
L4	S64*42'42"W	536.64			
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L6	N26"16'52"W	253.77			
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C3	96.50'	45°35'18"	76.78	40.55'	S41*55'03"W	74,77'		

