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Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: Statement of Use and Special Exception Justification for 3207 6th Street NW,
Washington, DC

Statement of Existing and Intended Use

The subject property located at 3207 6th Street NW (Square 3046, Lot 0808) is a vacant alley tax lot without direct frontage on a public street. The lot is accessed from a public alley with an existing width of approximately ten (10) feet, which is less than the minimum twenty-four (24) feet required by the D.C. Zoning Regulations. Accordingly, the property is subject to the alley lot provisions of Subtitle C, Chapter 3 and Subtitle U of the Zoning Regulations.

The applicant proposes to convert the existing alley tax lot into two separate record alley lots, each to be improved with a single-family dwelling unit. As reflected in the revised DOB BZA Referral Memorandum dated January 12, 2026, the proposed record lots do not meet the minimum lot area requirement of 3,000 square feet per lot and therefore require area variance relief pursuant to Subtitle C § 306.1(c) in addition to relief related to alley width and access.

The proposed residential use is consistent with the surrounding rear-yard and alley context, which is characterized by low-scale residential development, accessory structures, and alley-oriented dwellings. The project represents an appropriate infill use of a long-vacant and underutilized alley lot and aligns with the District's housing, land-use efficiency, and infill development goals.



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Owner, 3207 6th St NW
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