



**THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION**

January 12, 2026

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment *MN daw for KB*

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 3207 6th St., NW
Square, Suffix, Lot: Square 3046, Lot 0808
Zoning District: RF-1
DOB Permit #: B2508573

SUBJECT: **Special exception to convert an existing alley tax lot to an alley record lot.**

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 | Area Variance | C306.1, (a) X1000.1 | Not having frontage on an alley with minimum width. |
| 2 | Area Variance | C-306.1, (b) X-1000.1 | Not having access to a public street with minimum alley width. |
| 3 | Area Variance | C306.1, (c) X-1001.1 | Not meeting the minimum lot area. |
| 4 | Special Exception | U-601.1, (f) X901.2 | Not meeting the minimum alley width requirement for residential use. |

Board of Zoning Adjustment
District of Columbia
CASE NO. 21405
EXHIBIT NO. 22

FY-25-9-Z REVISED RJW

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 COMPUTATIONS | | | |
|--|---|---|-----------------------------------|
| Building Permit #: B2508573 | | Zone: RF-1 | N&C Cycle #: 1 |
| DCRA BZA Case: FY-25 -9-Z - REVISED | | Existing Use: VACANT ALLEY LOT | Date of Review: 1/9/2026 |
| Property Address: 3207 6 TH ST., NW | | Proposed Use: CREATING RECORD ALLEY LOT | Reviewer: Ramon Washington |
| Square: 3046 | Lot(s): 0808 (lot to the north of plat) | 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.) | 3664 | 3000 | n/a | 1850 | 1150 | Area Variance C306.1, (c) |
| Lot width (ft. to the tenth) | 43 | 30 | n/a | 19 | n/a | n/a |
| Building area (sq. ft.) | n/a | n/a | 1665 | 741 | n/a | n/a |
| Lot occupancy (building area/lot area) | n/a | n/a | 90% | 40% | n/a | n/a |
| Minimum Alley Width (ft. to the tenth) | 10 | 24 | n/a | 10 | 14 | Area Variance C306.1, (a, b) |
| Principal building height (stories) | n/a | n/a | 2 | 2 W/CELLAR | n/a | n/a |
| Principal building height (ft. to the tenth) | n/a | n/a | 20 | 19.91 | 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 |
| Alley Frontage (ft. to the tenth) | n/a | 14 | n/a | 20 | n/a | n/a |
| Rear yard from the centerline of all abutting alleys (ft. to the tenth) | n/a | 7.5 | n/a | 33 | 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 5 ft. from any lot line of all abutting non-Alley Lots (ft. to the tenth) | n/a | 5 | n/a | 5.6 | n/a | n/a |
| Vehicle parking spaces (number) | n/a | 1 | n/a | 1 | n/a | n/a |
| Pervious surface (%) | n/a | 10% | n/a | 46% | n/a | n/a |
| Dwelling units, principal (#) | n/a | n/a | 1 | 1 | n/a | n/a |
| Other: | | | | | | |