



THE DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION

March 4, 2026

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

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

MWdaw for KB

SUBJECT: Subdivide an existing alley lot into two record alley tax lots and build two row dwellings.

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

Table with 4 columns: Number, Type of Relief, Zoning Sections, Reason [or Basis]. Contains 3 rows of zoning relief details.

*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.*

<b>NOTES AND COMPUTATIONS</b>			
Building Permit #: B2508573		Zone: RF-1	N&C Cycle #: <b>1</b>
DCRA BZA Case: <b>FY-25 -9-Z - REVISED</b>		Existing Use: VACANT ALLEY LOT	Date of Review: <b>2/27/2026</b>
Property Address: 3207 6 <sup>TH</sup> ST., NW		Proposed Use: CREATING RECORD ALLEY LOT	Reviewer: <b>Ramon Washington</b>
Square: 3046	Lot(s): 0808 (lot to the north of plat)	ZC/BZA Order: <b>N/A</b>	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3664	1800	n/a	1850	n/a	n/a
Lot width (ft. to the tenth)	43	18	n/a	19	n/a	n/a
Building area (sq. ft.)	n/a	n/a	1665	1048	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	90%	62%	n/a	n/a
<b>Minimum Alley Width (ft. to the tenth)</b>	<b>10</b>	<b>24</b>	<b>n/a</b>	<b>10</b>	<b>14</b>	<b>Area Variance C306.1, (a, b)</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
<b>Side yard, facing building front on left side 5 ft. from any lot line of all abutting non-Alley Lots (ft. to the tenth)</b>	<b>n/a</b>	<b>5</b>	<b>n/a</b>	<b>0</b>	<b>5</b>	<b>Special Exception E-5100.1, (d)</b>
Vehicle parking spaces (number)	n/a	1	n/a	1	n/a	n/a
Pervious surface (%)	n/a	10%	n/a	30%	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	1	1	n/a	n/a
Other:						