

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



**BZA Application No. 21405
Azanach Haile
3207 6th Street, NW (Square 3046, Lot 808)**

HEARING DATE: June 3, 2026¹
DECISION DATE: July 1, 2026

SUMMARY ORDER

RELIEF REQUESTED. The application requests the following relief in order to subdivide an alley tax lot into two alley record lots and to construct on each lot a two-story plus basement principal row dwelling in the RF-1 zone:

- Area Variance from the new alley record lot frontage requirements of Subtitle C § 306.1(a), pursuant to Subtitle X § 1002 (*24 ft. alley width minimum required, 10 ft. proposed*)
- Area Variance from the new alley record lot minimum alley width requirements of Subtitle C § 306.1(b), pursuant to Subtitle X § 1002 (*24 ft. alley width minimum required, 10 ft. proposed*)
- Special Exception from the residential use alley lot access requirements of Subtitle U § 600.1(f)(4), pursuant to Subtitle U § 601.1(f) and Subtitle X § 901.2 (*15 ft. alley width minimum required, 10 ft. proposed*)
- Special Exception from the alley lot minimum side yard requirements of E § 5100.1(d), pursuant to Subtitle E § 5201 and Subtitle X § 901.2 (*5 ft. minimum required, 0 ft. proposed*)

The application was accompanied by a memorandum from the Zoning Administrator, certifying the required relief. (Exhibit 30 (memo), Exhibit 30A (north lot computations), Exhibit 30B (south lot computations).)²

¹ The Application was postponed or administratively rescheduled three times from the original hearing date of February 4, 2026.

² The original memorandum from the Zoning Administrator in Exhibit 4 requested special exceptions from the new alley record lot width requirements of Subtitle C § 306.1(b) and the residential use alley lot access requirements of subtitle U § 600.1(f)(4). The first amended memorandum in Exhibit 22 modified the relief from Subtitle C § 306.1(b) to an area variance and added area variance requests from the new alley record lot frontage requirements of Subtitle C § 306.1(a) and the alley lot minimum width requirements of Subtitle C § 306.1(c). The final amended memorandum in Exhibit 30 withdrew the request for an area variance from the minimum lot area requirements of Subtitle C § 306.1(c) and added a request for a special exception from the alley lot minimum side yard requirements of Subtitle E § 5100.1(d).

PARTIES. The parties to this case were the Applicant and Advisory Neighborhood Commission ("ANC") 1E, the "affected ANC" pursuant to Subtitle Y §§ 101.8 and 403.5(b) of the Zoning Regulations (Title 11 of the DCMR, Zoning Regulations of 2016, to which all references are made unless otherwise specified).

NOTICE OF THE APPLICATION AND PUBLIC HEARING. The Board of Zoning Adjustment (the "Board") referred the application to the appropriate agencies and provided proper and timely notice of the public hearing in accordance with Subtitle Y § 402.1.

ANC REPORT. The ANC's report indicated that at a regularly scheduled, properly noticed public meeting on June 24, 2026, at which a quorum was present, the ANC voted to support the amended application. (Exhibit 43.)³ The ANC report raised no issues or concerns.

OFFICE OF PLANNING ("OP") REPORT. OP submitted a report recommending approval of the application. (Exhibit 37.)

DISTRICT DEPARTMENT OF TRANSPORTATION ("DDOT") REPORT. DDOT submitted a report indicating that it had no objection to the application because it concluded that the relief would not result in any adverse impacts to the District's transportation network. (Exhibit 38.)

FIRE AND EMERGENCY MEDICAL SERVICES ("FEMS") REPORT. FEMS submitted a report indicating that it had no objection to the application. (Exhibit 39.)

PERSONS IN SUPPORT. The Board received one petition and one letter from neighbors in support of the application. (Exhibits 34 and 36.)

PERSONS IN OPPOSITION. The Board received one letter from a neighbor in opposition to the application. (Exhibit 18.)

CONCLUSIONS

Pursuant to Subtitle Y § 604.3, the order of the Board may be in summary form where granting an application when there was no party in opposition. As a summary order, it does not constitute binding legal precedent on the Board and shall not be considered by the Board in evaluating future applications.

Based upon the record before the Board, and having given great weight to the appropriate reports and recommendations filed in this case, the Board concludes that the Applicant has met the burden of proof that the requested special exception and variance relief can be granted because:

- It is in harmony with the general purpose and intent of the Zoning Regulations and Map;
- It will not tend to affect adversely the use of neighboring property;
- Pursuant to Subtitle X § 901.2(c), the relief satisfies the specified conditions for special exception relief;

³ The ANC report in Exhibit 43 was requested by the Board to address to the amended relief in Exhibit 30. The original ANC 1E report in Exhibit 25 supported the relief requested by the Applicant in Exhibit 22.

- There exists an exceptional or extraordinary situation or condition related to the property;
- The exceptional condition creates a practical difficulty, in the case of an area variance, or an undue hardship, in the case of a use variance, in complying with the Zoning Regulations;
- The relief can be granted without substantial detriment to the public good; and
- The relief can be granted without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.

DECISION

Based on the case record and the testimony at the hearing, the Board concludes that the applicant has satisfied the burden of proof for the requested relief:

- Area Variance from the new alley record lot frontage requirements of Subtitle C § 306.1(a), pursuant to Subtitle X § 1002 (*24 ft. alley width minimum required, 10 ft. proposed*)
- Area Variance from the new alley record lot minimum alley width requirements of Subtitle C § 306.1(b), pursuant to Subtitle X § 1002 (*24 ft. alley width minimum required, 10 ft. proposed*)
- Special Exception from the residential use alley lot access requirements of Subtitle U § 600.1(f)(4), pursuant to Subtitle U § 601.1(f) and Subtitle X § 901.2 (*15 ft. alley width minimum required, 10 ft. proposed*)
- Special Exception from the alley lot minimum side yard requirements of E § 5100.1(d), pursuant to Subtitle E § 5201 and Subtitle X § 901.2 (*5 ft. minimum required, 0 ft. proposed*)

Accordingly, it is **ORDERED** that the application is **GRANTED** consistent with the plans shown in Exhibit 28 of the record, as required under Subtitle Y §§ 604.9 and 604.10.

VOTE: 4-0-1 (Paul Goldstein, Michelle Pourciau, Melissa Lindsjo⁴, and Anthony J. Hood to APPROVE; one Board seat vacant)

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

A majority of the Board members approved the issuance of this order.

ATTESTED BY:


SARA A. BARDIN
Director, Office of Zoning

FINAL DATE OF ORDER: July 8, 2026

⁴ Approved by absentee ballot.

PURSUANT TO 11 DCMR SUBTITLE Y § 604.11, NO ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN (10) DAYS AFTER IT BECOMES FINAL PURSUANT TO SUBTITLE Y § 604.7.

PURSUANT TO 11 DCMR SUBTITLE Y § 702.1, THIS ORDER SHALL NOT BE VALID FOR MORE THAN TWO YEARS, UNLESS, WITHIN SUCH TWO-YEAR PERIOD, AN APPLICATION FOR A BUILDING PERMIT FOR THE ERECTION OR ALTERATION APPROVED IS FILED WITH THE DEPARTMENT OF BUILDINGS FOR THE PURPOSE OF SECURING A BUILDING PERMIT, OR A REQUEST FOR A TIME EXTENSION PURSUANT TO SUBTITLE Y § 705 IS FILED PRIOR TO THE EXPIRATION OF THE TWO-YEAR PERIOD AND THE REQUEST IS GRANTED. PURSUANT TO SUBTITLE Y § 703.10, NO OTHER ACTION, INCLUDING THE FILING OR GRANTING OF AN APPLICATION FOR A MODIFICATION PURSUANT TO SUBTITLE Y §§ 703 OR 704, SHALL TOLL OR EXTEND THE TIME PERIOD.

PURSUANT TO 11 DCMR SUBTITLE Y § 604, APPROVAL OF AN APPLICATION SHALL INCLUDE APPROVAL OF THE PLANS SUBMITTED WITH THE APPLICATION FOR THE CONSTRUCTION OF A BUILDING OR STRUCTURE (OR ADDITION THERETO) OR THE RENOVATION OR ALTERATION OF AN EXISTING BUILDING OR STRUCTURE. AN APPLICANT SHALL CARRY OUT THE CONSTRUCTION, RENOVATION, OR ALTERATION ONLY IN ACCORDANCE WITH THE PLANS APPROVED BY THE BOARD AS THE SAME MAY BE AMENDED AND/OR MODIFIED FROM TIME TO TIME BY THE BOARD OF ZONING ADJUSTMENT.

IN ACCORDANCE WITH THE D.C. HUMAN RIGHTS ACT OF 1977, AS AMENDED, D.C. OFFICIAL CODE § 2-1401.01 *ET SEQ.* (ACT), THE DISTRICT OF COLUMBIA DOES NOT DISCRIMINATE ON THE BASIS OF ACTUAL OR PERCEIVED: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, AGE, MARITAL STATUS, PERSONAL APPEARANCE, SEXUAL ORIENTATION, GENDER IDENTITY OR EXPRESSION, FAMILIAL STATUS, FAMILY RESPONSIBILITIES, MATRICULATION, POLITICAL AFFILIATION, GENETIC INFORMATION, DISABILITY, SOURCE OF INCOME, OR PLACE OF RESIDENCE OR BUSINESS. SEXUAL HARASSMENT IS A FORM OF SEX DISCRIMINATION WHICH IS PROHIBITED BY THE ACT. IN ADDITION, HARASSMENT BASED ON ANY OF THE ABOVE PROTECTED CATEGORIES IS PROHIBITED BY THE ACT. DISCRIMINATION IN VIOLATION OF THE ACT WILL NOT BE TOLERATED. VIOLATORS WILL BE SUBJECT TO DISCIPLINARY ACTION.