



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

March 25, 2024

REFERRAL MEMORANDUM

MVdau for KB

TO: Board of Zoning Adjustment

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 6 DC Village Ln., SW
 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 X-1000.1	Proposed new construction of four buildings with no street frontage.
2	Special Exception	J-207.2 X-901.1	Proposed new construction not meeting 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 COMPUTATIONS			
Building Permit #: B2400415		Zone: PDR-1	N&C Cycle #: 1
DOB BZA Case #: FY24 - 10-Z		Existing Use:	Date of Review: 3/25/2024
Property Address: 6 DC VILLAGE LN., SW		Proposed Use: 4 NEW BLDGS. ON ONE LOT – OFFICE, MOTOR 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:						