



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

March 25, 2024

**REFERRAL MEMORANDUM**

*MN'daw 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*

Board of Zoning Adjustment  
District of Columbia  
CASE NO.21186  
EXHIBIT NO.12

Pr-24-8-Z | RJW

*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:						