



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

June 21, 2024

*MN daw for KB*

**REFERRAL MEMORANDUM**

**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.

*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 #: <b>1</b>
DOB BZA Case #: FY24 - 10-Z		Existing Use:	Date of Review: <b>3/25/2024</b>
Property Address: 6 DC VILLAGE LN., SW		Proposed Use: 4 NEW BLDGS. ON ONE LOT – OFFICE, MOTOR RELATED - REPAIR, & PARKING	Reviewer: <b>Ramon Washington</b>
Square: 6264	Lot(s): 0805 (SUBDIVISION REQ.)	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.)	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
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
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	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	132	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 (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	MOTOR RELATED - 2 LOADING BERTHS @ 12' X 30', 1 DELIVERY SPACE @ 10' X 20'	n/a	MOTOR RELATED -2 LOADING BERTHS @ 12' X 30', 1 DELIVERY SPACE @ 10' X 20'	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Green area ratio (score)	n/a	0.3	n/a	.33	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						