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September 25, 2025

Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

**Statement of Compliance/ Burden of Proof with Special Exception Standards – Subtitle X
§901.2 [C-306.1 (b), C-306.4, U-600.1(f)(4), U-601.1 (f)]**

The subject property, located at 3207 6th Street NW (Square 3046, Lot 0808), is currently a vacant alley tax lot without direct frontage on a public street. The lot is accessed via a public alley that is less than 24 feet in width, and is thus subject to the alley lot provisions outlined in Subtitle C, Chapter 3 and Subtitle U, Chapter 6 of the D.C. Zoning Regulations.

I am seeking special exception relief under the following provisions:

Subtitle C § 306.1(b) and C § 306.4 – To allow the creation of new record lots on an alley less than 24 feet in width.

Subtitle U § 600.1(f)(1-4) – To permit the construction of one-family dwelling units on alley lots that do not meet the minimum alley width requirements.

Subtitle X § 901.2 – General special exception criteria.

I believe the application satisfies the following standards:

(a) Harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps The proposal supports the intent of the Zoning Regulations by introducing modest-scale residential infill on underutilized land. It promotes smart growth, housing diversity, and the use of existing infrastructure. Although the alley is under 24 feet wide, the design ensures access for emergency and service vehicles and maintains the character of the neighborhood. The dwellings will comply with all bulk, lot occupancy, and height standards for alley lots.

(b) No adverse effect on neighboring properties. The proposed development will not result in undue adverse effects on adjacent properties. Structures will be limited to residential use, and their massing, scale, and design will be context-sensitive. I will work with the ANC and nearby neighbors to ensure concerns are addressed.

Compliance

Compliance with Subtitle U § 601.1(f)(1-4)

In addition to the general standards under Subtitle X § 901.2, the application satisfies the specific requirements of Subtitle U § 601.1(f)(1-4):

Board of Zoning Adjustment
District of Columbia
CASE NO. 21405
EXHIBIT NO. 11

1. Alley Lot Access (§ 601.1(f)(1))

The subject alley lot has direct access to a public alley system. Although the alley measures less than 24 feet in width, the lot is accessible to service and emergency vehicles. The proposed design ensures unobstructed access, with sufficient clearance for fire and refuse collection consistent with DC Fire and EMS requirements.

2. Adequacy of Infrastructure (§ 601.1(f)(2))

The alley system serving the lot is improved with paving, water, and sewer utilities sufficient to support the proposed residential use. No additional public improvements are required to accommodate the development. The project will comply with DC Water and DC Department of Transportation standards for alley connections and service.

3. Compatibility with Adjacent Uses (§ 601.1(f)(3))

The proposed dwelling will be modest in scale, consistent with the size and character of surrounding row dwellings and alley residences. The use is exclusively residential, which is compatible with neighboring properties. Massing and design will be context-sensitive, and the development will not generate noise, traffic, or light impacts beyond what is typical for residential use.

4. No Adverse Impacts (§ 601.1(f)(4))

The construction of a one-family dwelling on this alley lot will not create undue adverse impacts on the use of neighboring properties. Access for fire and life safety will be maintained, and the design respects privacy and light/air access for adjacent dwellings. The project will strengthen the neighborhood fabric by converting an underutilized alley lot into a functional residential property without overburdening existing infrastructure.

I am requesting special exception relief accordingly and will provide all necessary documentation and community engagement reports to support the request. The proposal reflects a reasonable and beneficial use of the property.

Azanach Haile
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