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

RE: Statement of Use and Special Exception Justification for 3207 6th Street NW,  
Washington, DC

#### Statement of Existing and Intended Use

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 of the D.C. Zoning Regulations.

At present, there is no structure on the lot. I propose to convert the existing tax lot into two separate record lots, each of which will contain a single-family home, subject to final site design and permitting. The proposed residential use is consistent with the surrounding alley and rear-yard context, and aligns with the District's housing and infill development goals.