

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe 
Associate Director

DATE: February 24, 2015

SUBJECT: BZA Case No. 18927 – 815 8th Street, N.E. (Square 911, Lot 73)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Nikolas Rodriguez, the Applicant, seeks a special exception under §223 from the lot occupancy (403.2), rear yard (§§403.2), open court (§§406.1) and nonconforming structure (§§2001.3), and rear yard occupancy (§§2500.3) requirements to allow construction of a new two-story rear addition to convert an existing single-family dwelling to a two-family flat in the R-4 District at premises 815 8th Street, N.E. (Square 911, Lot 73)

The Applicant may require additional Zoning relief from the alley setback requirements. The proposed new private garage is located 7.5 ft. from the centerline of the alley and does not comply with the minimum 12 ft. setback listed under §§2300.2 (b).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined, based on the information provided, the proposal will have no adverse impacts on the travel conditions of the District's transportation network. DDOT has no objection to the approval of the special exception

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. For the portions of the project with elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The proposed entrance gate adjacent to the garage addition should not swing open into the alley and should be redesigned to open onto the subject property. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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