

Government of the District of Columbia


Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin, AICP 
Associate Director

DATE: January 21, 2022

SUBJECT: BZA Case No. 18701E – 1247 E Street SE

APPLICATION

1247 ESE, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a modification of significance pursuant to Subtitle Y § 704 to include general retail, service, and office uses in addition to the restaurant use within the first floor commercial unit of an existing, semi-detached, two-story with cellar, apartment house. The site is located in the R-4 Zone at 1247 E Street SE (Square 1019, Lot 0043).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor potential impacts, DDOT has no objection to the approval of this application given that the site is within walking distance to Metrorail and numerous other neighborhood amenities.

PUBLIC SPACE

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT’s permitting process. DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual \(DEM\)](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.

AC:je

Board of Zoning Adjustment
District of Columbia
CASE NO. 18701E
EXHIBIT NO. 16