


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jim Sebastian
Associate Director 

DATE: July 7, 2017

SUBJECT: BZA Case No. 19535 – 1519 12th Street NW

APPLICATION

Evangelia and Theodore Pelonis (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle F § 5201.1 from the maximum lot occupancy requirements of Subtitle F §, 304.1 to construct a rear addition to an existing one-family dwelling. There are currently two (2) on-site, vehicle parking spaces provided in the rear, accessed via the rear alley. The Applicant is not proposing to change the number of units or vehicle parking spaces. The site is located in the R-1-B Zone at 1519 12th Street NW (Square 310, Lot 35).

RECOMMENDATION

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

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT’s Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT’s Public Realm Design Manual.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19535

JS:kb