


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  
Project Review Manager 

**DATE:** December 29, 2017

**SUBJECT:** **BZA Case No. 19658** – 733 Kentucky Avenue SE

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**APPLICATION**

Dovecot Development, LLC (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 E § 5201 from the rear addition requirements of Subtitle E § 205.4, to construct a rear accessory structure to an existing one-family dwelling in the RF-1 Zone. There is currently a one (1) vehicle parking space on-site which meets Zoning. The Applicant is proposing to move the existing parking space to the new accessory structure which will be located at the rear of the property and accessed off of the existing 15-foot public alley. No additional residential units or parking spaces are proposed with this application. The site is located at 733 Kentucky Avenue SE (Square 1077, Lot 106).

**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

DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. Any elements of the project proposed in public space, such as the porch and step projections and leadwalk, require the Applicant to pursue a public space permit through DDOT’s permitting process. Porches and steps may only project a combined 10 feet beyond the property line into public space. In addition, the leadwalk should not be wider than 6 feet. The Applicant should replace the leadwalk in kind to maintain the character of the street.

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The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:jl