


**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:** November 29, 2017

**SUBJECT:** **BZA Case No. 19659 – 2118 Leroy Place NW**

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**APPLICATION**

The Federation of State Medical Boards (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 from the use provisions under Subtitle U § 203.1(n), and pursuant to Subtitle X, Chapter 10, for an area variance from the gross floor area requirements of Subtitle U § 203.1(n)(2), to use the existing 8,121 GFA residential building (most recently an embassy/chancery) as an office for a non-profit organization in the R-3 Zone. There are currently no vehicle parking spaces provided on this site and the Applicant is not required or proposing any with this application. The site is located at 2118 Leroy Place NW (Square 2531, Lot 49).

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the Applicants’ 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 and area variance.

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 requested special exception and area variance 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 Applicants are required to pursue a public space permit through DDOT’s permitting process. The Applicants 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.

Board of Zoning Adjustment  
District of Columbia

CASE NO. 19659

AC:jl