


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:** January 23, 2018

**SUBJECT:** BZA Case No. 19683 – 213 3<sup>rd</sup> Street SE

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**APPLICATION**

Brian and Carolyn Wise (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9 and 10, request special exceptions under Subtitle E § 5204 from the rear yard requirements of Subtitle E § 5104, and from the alley centerline setback requirements of Subtitle E § 5106, and area variances from the lot area requirements of Subtitle E § 201.1, and from the lot frontage requirements of Subtitle C § 303.3(a)-(b), to construct a two-story, one-family dwelling on an existing vacant alley lot in the RF-3 Zone. The Applicant is required by zoning to provide one (1) vehicle parking space and is proposing to meet this requirement with one (1) on-site vehicle parking space in the first floor garage on private property. The site is located at the rear of 205 3rd Street SE and accessed via the public alley network (Square 762, Lot 828).

**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 exceptions and variances.

Public Space

DDOT’s lack of objection to the special exceptions and variances should not be viewed as an approval of public space elements. Any elements of the project proposed in public space, such as doorways, require the Applicant to pursue a public space permit through DDOT’s permitting process. All doors should be recessed so that they do not open out into public space.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19683

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:kb