


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: February 22, 2018

SUBJECT: BZA Case No. 19692 – 809 49th Street NE

APPLICATION

Reno 809 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 from the side yard requirements of Subtitle D §307 to subdivide an existing property into two (2) lots in anticipation of construction of new one-family dwelling in the R-2 Zone. It is the District Department of Transportation’s (DDOT) understanding that the Applicant seeks relief from side yard requirements for its existing lot in anticipation of the construction of a future unit on a separate lot, however, at this time no structure or parking are proposed with this application. The development of a future unit will require one (1) associated vehicle parking space, which can be accommodated off of the rear 12 foot alley. The site is located at 809 49th Street NE (Square 5178, Lot 806).

RECOMMENDATION

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 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 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 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 recently released 2017 Design

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and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr