


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: May 23, 2018

SUBJECT: **BZA Case No. 19753** – 2214 Douglas Street NE

APPLICATION

Brendan and Claire Smullen (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, request a special exception under Subtitle D § 5007 and § 5201 from the accessory building height requirements of Subtitle D § 5002, to construct a two-story accessory dwelling in the rear of an existing two-story dwelling. The Applicant proposes to provide one (1) vehicle parking space accessed via a 16 foot rear public alley, which meets the Zoning requirement. The site is located at 2214 Douglas Street NE (Square 4254, Lot 35) in the R-1-B Zone.

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 requested 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 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

Board of Zoning Adjustment
District of Columbia