


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 25, 2018

SUBJECT: BZA Case No. 19755 – 1208 T Street NW

APPLICATION

Dale Denton and Morgan Washburn (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions under Subtitle C § 1504 from the penthouse setback requirements of Subtitle C § 1502.1(b) and (c), under Subtitle E § 5007 and § 5201 from the accessory structure rear setback requirements of Subtitle E § 5004.3, and under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 306.1, and pursuant to Subtitle X, Chapter 10, for a variance from the lot occupancy requirements of Subtitle E § 304.1 to construct a rear deck and a rear roof deck addition to convert the existing youth residential care facility to a two-unit flat. The site currently provides one (1) vehicle parking space via the rear public alley, and is only required by zoning to provide one (1) vehicle parking space. The site is located at 1208 T Street NW (Square 275, Lot 47) in the RF-1 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 exceptions and 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 exceptions and 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

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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