


**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 11, 2018

SUBJECT: BZA Case No. 19757 – 1201 Staples Street NE

APPLICATION

1201 Staples Street, 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 under Subtitle E § 5203 from the upper floor addition requirements of Subtitle E § 206.1 to convert an existing non-residential building (church) to a 3-unit apartment house in the RF-1 Zone. The Applicant proposes to provide the two (2) vehicle parking spaces required by zoning on private property accessible via a rear 15-foot public alley. The site is located at 1201 Staples Street NE (Square 4067, Lot 2).

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

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, the Applicant is required to pursue a public space permit through DDOT’s permitting process. DDOT notes that the proposed 6.5-foot window well on Morse Street NE should be reduced to the permissible projection length of 6-feet. 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:pr

**Board of Zoning Adjustment
District of Columbia
CASE NO. 19757**

EXHIBIT NO. 31

