


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: June 1, 2018

SUBJECT: BZA Case No. 19772 – 1729 T Street NW

APPLICATION

1729 T Street TF LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests variances from the closed court requirements of Subtitle F § 202.1, the floor area ratio requirements of Subtitle F § 302.1, and the lot occupancy requirements of Subtitle F § 304.1, to construct a five-unit apartment flat. The site is currently improved with a two-story single family house that will be razed. The Applicant proposed to provide two (2) vehicle parking spaces via the rear public alley, which exceeds the Zoning requirement of one (1) space. The site is located at 1729 T Street NW (Square 151, Lot 15) in the RA-2 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 variances.

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. All elements of the project in public space, such as steps, areaways, a fence, oriel windows, and a leadwalk, require the Applicant 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. The Applicant attended a PDRM March 26, 2018 and was asked to make some small revisions regarding the step projections. Steps may only project 10 feet from

the building face and areaways may project a maximum of 6-ft 6-in for a 90 foot right-of-way. Oriel windows may project a maximum of 4-ft and fences should not exceed 42-in.

AC:kb