


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
Neighborhood Planning Manager 

DATE: September 7, 2018

SUBJECT: BZA Case No. 19791 – 433 New Jersey Avenue SE

APPLICATION

Chelsea Zitney (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 C § 1504 from the penthouse setback requirements of Subtitle C § 1502.1, and pursuant to Subtitle X, Chapter 10, for variances from the nonconforming structure requirements of Subtitle C § 202.2, and from the lot occupancy requirements of Subtitle E § 504.1, to construct a new roof deck and access stairs on an existing principal dwelling. The site is located in the RF-3 Zone at 433 New Jersey Avenue SE (Square 693, Lot 48).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

PUBLIC SPACE

DDOT’s lack of objection to the application 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 should refer to Titles 11, 12A and 24 of the [DCMR](#), DDOT’s [Design and Engineering Manual](#), and DDOT’s [Public Realm Design Manual](#) for public space regulations and guidance.

AC:kb