


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: July 6, 2018

SUBJECT: BZA Case No. 19800 – 2131 N Street NW

APPLICATION

Alexander Pitt and Christine Qiang (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 F § 5201 from the lot occupancy requirements of Subtitle F § 604.1, to modify an existing rear deck addition to an existing principal dwelling unit. The Applicant is not proposing to change the amount of vehicle parking with this action. There are currently two (2) vehicle parking spaces accessed via the rear 10 foot public alley, which exceeds the zoning requirement. The site is located at 2131 N Street NW (Square 69, Lot 181) in the RA-8 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
CASE NO. 19800
EXHIBIT NO. 29
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