


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:** August 24, 2018

**SUBJECT:** BZA Case No. 19811 – 4526 13th Street NW

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**APPLICATION**

Columbia Heights Partners, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests a variance from the density requirements of Subtitle E § 201.4 to permit the continued use of an existing, nonconforming 17-unit apartment house in the RF-1 Zone. The existing occupancy permit only allows a maximum of 16 units to be occupied and this application will bring the 17th unit into compliance. The site is located at 4526 13th Street NW (Square 2817, Lot 36).

**RECOMMENDATION**

The District Department of Transportation 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.

DDOT notes that there are obsolete steps that do not connect to the site’s structure in public space fronting Buchanan Street NW. These steps should be removed.

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:pr

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