


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: December 7, 2018

SUBJECT: **BZA Case No. 19887 – 1724 North Capitol Street NW**

APPLICATION

Marjorie Hutchinson (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests a use variance from the use provisions of Subtitle U § 301, to permit the conversion of an existing nonconforming non-residential use to a restaurant. The Applicant indicates the project is not required to provide vehicle parking, and is not proposing parking spaces with this application. The site is located in the RF-1 Zone at 1724 North Capitol Street NW (Square 3105, Lot 72).

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 variance.

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, such as a sidewalk café or trash storage, the Applicant is required to pursue a public space permit through DDOT’s permitting process. Sidewalk cafes must receive an occupancy permit and are reviewed outside of the BZA process. The Applicant has worked with DDOT and OP to revise the drawings submitted September 22, 2018 so that trash is stored in an internal location consistent with Public Space regulation. 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.

Board of Zoning Adjustment
District of Columbia

AC:kb