


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. 19894 – 2050 M Street NW

APPLICATION

2020 M Street LLC and 2030 M Street LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions under Subtitle C § 1304.2 and § 1312 from the roof-mounted antenna setback and height requirements of Subtitle C § 1304.1(a) and (b), to locate three antennas on the roof of a proposed 11-story office building. The project is providing vehicle parking through a curb cut on 21st Street NW, but vehicle parking is not part of the requested zoning action. The site is located in the D-5 Zone at 2050 M Street NW (Square 100, Lot 122).

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 exceptions.

PUBLIC SPACE

DDOT’s lack of objection to the application should not be viewed as an approval of public space elements. The Applicant is proposing to re-use the location of an existing curb cut, but the building itself is new. The Applicant received public space approval for the streetscape and non-standard curb cut in 2016, Tracking Number 183931 and the vault in a separate permit, Permit Number PA219526. 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

Board of Zoning Adjustment
District of Columbia
CASE NO. 19894
EXHIBIT NO.33