

# 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:** March 22, 2019

**SUBJECT:** BZA Case No. 19958 – 2021 4<sup>th</sup> Street NW

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#### APPLICATION

NP 47 LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, is requesting a special exception under Subtitle E § 206.2 and § 5203.3 from the rooftop architectural elements provisions of Subtitle E § 206.1, and pursuant to Subtitle X, Chapter 10, for area variances from the lot occupancy requirements of Subtitle E § 304 and non-conforming structure requirements of Subtitle C § 202, and a use variance under Subtitle U § 301 to reduce the number of existing residential units, reestablish the commercial use of the first floor, and remove an existing rear deck in an existing mixed-use building. Per the Applicant’s Self-Certification form, the site is not required to provide any off-street parking. The site is located in the RF-1 Zone at 2021 4th Street, NW (Square 3082, Lot 26)

#### 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

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to this application should not be viewed as an approval of public space design. If any portion of the project has elements in the public space requiring approval, such as the removal of steps or addition of steps, the Applicant is required to pursue a public space permit through DDOT’s permitting process.

DDOT notes that steps on Oakdale Place NW must maintain a distance of 6-ft from the back of curb (DCMR 12 - 3202.7.1.1). The Applicant will need to coordinate with DDOT and the Office of Planning (OP) during permitting to ensure the design the entrance on Oakdale Place NW complies with DDOT standards.

DDOT expects the proposed public space design to meet all District standards. 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