

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: April 19, 2019

SUBJECT: BZA Case No. 19990 – 919 47th Place NE

APPLICATION

Thomas Houston (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, seeks approval for area variances from the lot dimension and lot width requirements of Subtitle D § 302.1, and the side yard requirements of Subtitle D § 307.1, to construct two, new semi-detached principal dwelling units. The Applicant is required to provide a total of two (2) parking spaces and will be meeting this requirement by providing two (2) spaces at the rear of the property accessed via the 15 foot public alley. The site is located in the R-2 Zone at the premises at 919 47th Place, N.E. (Square 5151, Lot 105).

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

DDOT’s lack of objection to this application should not be viewed as an approval of public space design. All elements of the project proposed in public space, such as retaining walls, require the Applicant to pursue a public space permit through DDOT’s permitting process. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

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](#) and the most recent versions of DDOT’s [Design and Engineering Manual](#) and [Public Realm Design Manual](#) for public space design guidance.

Board of Zoning Adjustment
District of Columbia

AC:cl