

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: June 26, 2019

SUBJECT: BZA Case No. 20070 – 3764 Benton Street NW

APPLICATION

Peter Roushdy and Kelly Franklin (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle D § 5201 from the lot occupancy requirements of Subtitle D § 304.1 to construct a rear deck addition to an existing, semi-detached principal dwelling unit. The site is in the R-3 Zone at 3764 Benton Street NW (Square 1301, Lot 672) and served by a 16-foot public alley.

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 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.

The Applicant will need to apply for the elements identified below and any other features proposed in public space:

- Fencing – There is a portion of the existing wood fence around the back yard of the property that is in public space. This portion of the fence is not compliant with public space regulations. Fences in public space must be 42 inches or less in height and of open design of at least 50

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percent. [DCMR 12-105 and 12-105.2.5, 24-103]. The Applicant must rebuild the portion of the fence in public space to current standards or remove the portion of the fence in public space.

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.

AC:tvh