Government of the District of Columbia

Department of Transportation

d. **DC** ★★★

d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
             Neighborhood Planning Manager

DATE: July 19, 2019

SUBJECT: BZA Case No. 20085 – 1515 Rhode Island Avenue NW

APPLICATION

NW DC Property LLC (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests area variances from the accessory use requirements of Subtitle U § 410.1(b), the lot occupancy requirements of Subtitle F § 604.1, and from the rear yard requirements of Subtitle F § 605.1, to enclose outdoor courtyard space and to construct a new, attached accessory structure to an existing hotel. The site is located in the RA-10 Zone at 1515 Rhode Island Avenue NW (Square 195, Lot 149).

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 this or future projects at the property propose elements within District owned public space, the Applicant is required 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 adjacent public space to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the DCMR, and the most recent version of DDOT's *Design and Engineering Manual,* and DDOT's *Public Realm Design Manual* for public space regulations and design guidance.

AC:kb