

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: September 25, 2019

SUBJECT: BZA Case No. 20125 – 1216 Decatur Street NW

APPLICATION

Christopher and Marcelline Green (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 D § 5201 from the lot occupancy requirements of Subtitle D § 304.1, and the maximum building area requirements of Subtitle D § 5006.1, to construct a rear garage and carport addition. The site is in the R-1-B Zone at 1216 Decatur Street NW (Square 2921, Lot 26) and is served by a 10 foot alley which widens to 20 feet adjacent to the Applicant’s property.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle trips on the localized transportation network. Despite these minor impacts, 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:tvh