

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: November 15, 2019

SUBJECT: BZA Case No. 20153 – 2322 19th Street NW

APPLICATION

Andy Grimmig and Sapna Mehta (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 from the accessory building restrictions of Subtitle U § 301.1(e), to replace an existing one-story detached accessory structure with a two-story detached accessory structure comprised of a garage on the first floor and a dwelling unit on the second floor. The site is in the RA-2 Zone at 2322 19th Street, NW (Square 2539, Lot 214).

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.

HERITAGE TREES AND SPECIAL TREES

It appears that there may be Heritage Trees or Special Trees on the site, and the Applicant needs to coordinate with the DDOT’s Urban Forestry Division (UFD) to confirm the tree size and assess the health of the tree. Heritage Trees are defined as a tree with a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. Private property trees between 44 and 99.9-in circumference are considered Special Trees. With approval by the Mayor and UFD, Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan in order to preserve the Non-Hazardous Heritage Trees. If the trees are identified as Special Trees, the Applicant will need to apply for a Special Tree Removal Permit and pay the required fee. The Applicant should to continue working with the Urban Forestry Division (UFD).

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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