

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: February 19, 2020

SUBJECT: BZA Case No. 20220 – 2928 Ellicott Street NW

APPLICATION

Paul and Marilyn Pearlstein (jointly 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 minimum side yard requirements of Subtitle D § 507.1, and the accessory building side yard requirements of Subtitle D § 5005.1, to construct a rear addition on the existing, detached, principal dwelling unit. The site is in the R-8 Zone at 2928 Ellicott Street NW (Square 2270, Lot 8) and does not have access to an 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

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 meet all District design regulations and pursue a public space permit through DDOT’s permitting process. It is noted that there is a 15-foot Building Restriction Line (BRL) along Ellicott Street. As such, the area between the property line and the BRL is regulated as public space and should remain park-like in nature.

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 (DEM), and DDOT's Public Realm Design Manual for public space regulations and design guidance. A permit application can be filed through the DDOT Transportation Online Permitting System (TOPS) website.

AC:tvh