

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: May 4, 2020

SUBJECT: BZA Case No. 20275 – 1350 Queen Street NE

APPLICATION

Charles and Dara Mooney (jointly 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 E § 5201, from the lot dimension requirements of Subtitle E § 201.7 to convert the basement of a four-unit apartment house into a new fifth unit. The site is located in the RF-1 Zone at 1350 Queen Street NE (Square 4076W, Lots 57 and 58) and served by a 15-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 the public realm design. All elements of the project proposed within District-owned right-of-way, such as window wells and areaways, require the Applicant to pursue a public space permit through DDOT’s permitting process. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the Queen Street NE frontage. The area between the property line and BRL is regulated as if it is DDOT public space and should remain park-like in nature.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual \(DEM\)](#), and the [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:eb