

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, AICP 
Neighborhood Planning Manager

DATE: June 10, 2020

SUBJECT: BZA Case No. 20289 – 400 Seward Square SE

APPLICATION

400 Seward Square LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests an area variance from the lot requirements of Subtitle E §201.7 to permit an addition of two (2) units to an existing 15-unit apartment building. The site is in the RF-3 Zone at 400 Seward Square SE (Square 819, Lot 28).

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 require the Applicant to pursue a public space permit through DDOT’s permitting process.

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:kv

Board of Zoning Adjustment
District of Columbia