

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 
Associate Director

DATE: October 20, 2020

SUBJECT: BZA Case No. 20305 – 2152 Florida Avenue NW

APPLICATION

Florida 21 LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, for a special exception under Subtitle F § 5201, from the court requirements of Subtitle F § 202.1, to construct a partial fourth-story addition to an existing attached principal dwelling unit and convert it into a 4-unit apartment house. The site is located in the RA-8 Zone at 2152 Florida Avenue NW (Square 66, Lot 828).

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 stairs and areaway/window well, 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:eb

Board of Zoning Adjustment
District of Columbia