

# 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  
Associate Director 

**DATE:** March 19, 2021

**SUBJECT:** BZA Case No. 20429 – 411 New Jersey Avenue SE

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#### APPLICATION

MADM Development, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions from the penthouse setback requirements of Subtitle C § 1502; the rear addition requirements of E § 205.4; the height restrictions of E § 503.2; area variance from the side yard requirements of E § 207.2; the rear yard requirements of E § 506.1; the lot width requirements of E § 201.1; pursuant to Subtitle C § 1504, Subtitles E §§ 205.5 and 5201, Subtitles E §§ 503.5 and 5203, Subtitle X § 1002, and Subtitle X § 901.2 to construct two new, three-story, principal dwelling units. The site is located in the RF-3/PDR-5 Zone at 411 New Jersey Avenue SE (Square 0693, Lots 0096) and served by a 10-foot public alley on the south side of the property.

#### 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 this project proposed within District owned right-of-way, such as stairs, leadwalks, bay windows, and fences, require the Applicant to obtain a public space permit through DDOT’s permitting process. Any proposed fencing should not be taller than 42 inches in height and must be at least 50% open. Gates at the end of the leadwalks must not swing outward into the public

sidewalk. Additionally, it is noted that the Applicant is proposing more parking (3 spaces) than is required by zoning (1 space) and should ensure that they should not impeded access to the public alley.

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.

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