

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 31, 2021

SUBJECT: BZA Case No. 20437 – 1819 A Street SE

APPLICATION

Datis Properties, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exception under the residential conversion requirements of Subtitle U § 320.2; and from the rear addition requirements of Subtitle E § 205.4; pursuant to Subtitles E §§205.5 and 5201, and Subtitle X § 901.2 to construct a third story and a three-story rear addition, and to convert an existing two-story, detached, principal dwelling unit to a three-story, semi-detached, three-unit residential building. The site is located in the RF-1 Zone at 1819 A Street SE (Square 1111, Lot 96) and served by a 30-foot rear public alley and a 15-foot public alley to at the western 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. If any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT’s permitting process.

It is noted that the Applicant is proposing to add two (2) additional parking spaces to create four (4) spaces total which is more than is required by zoning (1 space) and should ensure that they should not

Board of Zoning Adjustment
District of Columbia

impeded access to the public alley. The fence design to the parking area should not swing outward into 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.

AC:je