

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 *AC*
Associate Director

DATE: September 2, 2021

SUBJECT: BZA Case No. 20500 – 2519-2525 Pennsylvania Avenue NW

APPLICATION

Triangle Communications Associates, Inc., LPD DC, LLC., and Evangeline Pedas (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exception from minimum court requirements of Subtitle G § 202.1, the lot occupancy requirements of Subtitle G § 404.1, and the rear yard requirements of Subtitle G 405.2; pursuant to Subtitle G § 1200 and Subtitle X § 901.2 to construct a four-story rear addition to an existing five-story, semi-detached, multi-use building. The addition will result in an increase of three (3) residential units from 12 to 15 units. The site is located in the MU-6 Zone at 2519-2525 Pennsylvania Avenue NW (Square 14, Lots 28 and 29). Trash pick-up and vehicle parking will continue to occur via a 10-foot rear public alley and 20.5-foot western 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.

STREETScape AND PUBLIC REALM

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, such as the bay windows, stair projections, or café patio seating, the Applicant is required 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:je