

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: November 4, 2021

SUBJECT: BZA Case No. 20546 – 2916 18th Street NW

APPLICATION

George Preston Ratliff and Alexandra Ratliff (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 the lot occupancy requirements of Subtitle E § 304.1 and the rear yard requirements of Subtitle E § 306.1; pursuant to Subtitle E § 5201 and Subtitle X § 901.2 to construct a rear addition to an existing, attached, two-story with basement principal dwelling unit. The site is located in the RF-1 Zone at 2916 18th Street NW (Square 2587, Lot 492) and is served by a 10-foot rear 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, the Applicant is required to pursue a public space permit through DDOT’s permitting process. It is noted that the site has a 20-foot Building Restriction Line (BRL) along 18th Street NW. The area between the property line and BRL is regulated as if it is DDOT public space and should remain “park-like” with landscaping. The existing porch, stairs, and retaining wall extend past the BRL into public space similar to the neighboring buildings.

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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