

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 25, 2022

SUBJECT: BZA Case No. 20645 – 212 57th Place NE

APPLICATION

Equity Trust Company, Custodian fbo Richard Leavy IRA (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 side yard requirements of Subtitle D § 206.3 and the lot occupancy requirements of Subtitle D § 304.1; pursuant to Subtitle D § 5201 and Subtitle X § 901.2 to construct a new, three-story, semi-detached principal dwelling unit. The site is in the R-2 Zone at 212 57th Place NE (Square 5248, Lot 23) and is not served by a 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 a porch, stairs, and leadwalk, the Applicant is required to pursue a public space permit through DDOT’s permitting process. 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

Board of Zoning Adjustment
District of Columbia