

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: April 22, 2022

SUBJECT: BZA Case No. 20705 – 1350 E Street SE

APPLICATION

Atlas Doghouse (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), requests a special exception from the matter-of-right uses of Subtitle U § 512 to construct an animal boarding establishment in an existing, detached, mixed use building. The site is located in the MU-4 Zone at 1350 E Street SE (Square 1042, Lot 7006) and served by a 30-foot public/private alley.

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up, drop-off, and loading activity and slightly reduced availability of on-street parking within the immediate area. Since the proposed animal boarding establishment is proposed to be located in a retail unit of an existing mixed-use building and is intended to be neighborhood serving, DDOT anticipates much of the activity generated will be by pedestrians similar to other retail uses. DDOT also notes that this block of E Street SE has a curbside pick-up/drop-off zone directly in front of the site and the 16-foot alley is located at the side of the site. Therefore, 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

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right-of-way, 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:sm