

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: May 5, 2022

SUBJECT: BZA Case No. 20714 – 1203 1/2 Otis Street NE

APPLICATION

Community Housing for the Hearing Impaired (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 Subtitle U § 201 and an area variance from the front setback requirements of Subtitle D § 305.1 to raze an existing 6-unit building and construct a new three (3) story building with a 15-unit health care facility with four (4) vehicle parking spaces. The site is in the R-1-B Zone at 1203 1/2 Otis Street NE (Square 3927, Lot 15) and is not served by alley. There is also a similar matter-of-right 22-unit health care facility proposed on the adjacent Lot 14 with a curb cut to Otis Street NE.

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 and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, 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 widened curb cut, leadwalk, and stairs, 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