

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. 20720 – 1312 18th Street NW

APPLICATION

1312 18th Street Associates, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), requests special exceptions from the rear yard requirements of Subtitle G § 605.3 and the side yard requirements of Subtitle G § 606.2 to construct an addition to an existing office building and convert it to a 15-unit residential building. The site is located in the MU-21 Zone at 1312 18th Street NW (Square 137, Lot 43) 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 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.

However, DDOT notes that the Applicant’s submitted plans do not show that long-term bicycle parking spaces have been designed into the project. DDOT estimates zoning would require four (4) long-term spaces and one (1) short-term space. The Applicant should confirm they are meeting all bicycle parking requirements and submit revised plans showing how the spaces are provided for the new use.

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

Board of Zoning Adjustment
District of Columbia

process. As noted on the plat, the building is currently partially constructed within public space. When and if the site is redeveloped in the future, a new building must be moved back to the property line.

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