

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: July 8, 2022

SUBJECT: BZA Case No. 20769 – 4533 Douglas Street NE

APPLICATION

District Properties.com, Inc. (the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests a special exception from the minimum lot width requirements of Subtitle D § 302.1 and an area variance from the side yard requirements of Subtitle D § 206.2 to construct a two-story principal dwelling unit. The site is in the R-1-B Zone at 4533 Douglas Street NE (Square 5115, Lot 15) 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 the 42-inch fence and leadwalk, the Applicant is required to pursue a public space permit through DDOT’s permitting process. It is also noted that per the Applicant’s Architectural Plans, the Applicant is not providing off-street parking spaces and no curb cuts are proposed. DDOT will not support the creation of a new curb cut on to the property on Douglas Street NE. All existing curb cuts from a public street to the property, if any, should be closed. 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

Board of Zoning Adjustment
District of Columbia