

# 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 *A.Z. for*  
Associate Director

**DATE:** October 21, 2022

**SUBJECT:** BZA Case No. 20798 – 117 12<sup>th</sup> Street SE

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#### APPLICATION

Eric and Elizabeth Paisner (jointly the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests special exceptions from the new alley record lot requirements of Subtitle C § 306.3, the rear yard requirements of Subtitle E § 5100.1(c), the side yard requirements of Subtitle E § 5100.1(d), the alley centerline setback requirements of Subtitle E § 5100.1(e), and the pervious surface requirements of Subtitle E § 5100.1(f) to raze an existing shed and construct a detached single family home. The site is in the RF-1 Zone at the rear of 117 12<sup>th</sup> Street SE (Square 989, Lot 807) and is served by 10-foot and 30-foot public alleys. The house will include two (2) ground floor parking spaces, each with a roll-up door to one of the alleys.

#### 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, including relief from the alley centerline setback requirement of 7.5 feet (5 feet provided). It is common in the District for buildings, garages, and fences to be constructed up to the property line along 10 foot alleys. Additionally, the proposed structure will have a second ingress/egress point directly to the other adjacent 30 foot alley.

#### 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 construction permit. The Applicant should ensure that all trash bins are stored on private property and not within the alley.

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.

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