

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Foreign Missions Board of Zoning Adjustment

FROM: Anna Chamberlin *Jonathan Rogers for*
Associate Director

DATE: April 21, 2023

SUBJECT: BZA Case No. 20887 – 4200 Linnean Avenue NW (Kingdom of the Netherlands)

APPLICATION

The Government of the Kingdom of the Netherlands (the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests a Special Exception from the matter-of-right uses of Subtitle U § 201 in order to reconstruct an existing three-story accessory parking garage. The new garage will have 78 parking spaces as compared to 81 spaces in the existing garage. The site is located in the R-8 Zone at 4200 Linnean Avenue NW (Square 2049, Lot 808) and is served by two curb cuts to Linnean Avenue and one curb cut to Upton Street NW.

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. All elements of the project proposed within District-owned right-of-way or the building restriction area require the Applicant to pursue a public space construction permit. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the Linnean Avenue NW frontage and along the site’s northern property line. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain “park-like” with landscaping.

The Applicant is not proposing any impacts to public space or site access. DDOT has reviewed the existing public space design and does not find anything objectionable (i.e., excessive paving, curb cuts, or over height fences) necessitating the Applicant to remedy. It is noted that Linnean Avenue does not

DDOT does not
District of Columbia

have sidewalks on either side. A sidewalk is not feasible along the site frontage due to a significant grade change and that there are not other sidewalks to connect to.

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.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this report.

AC:nh