

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 12, 2024

SUBJECT: BZA Case No. 21149 – 1801 D Street NE

APPLICATION

James B. Briley Sr., Trustee, and Dila Construction, LLC, (jointly the “Applicant”) pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR), request area variances to the front setback requirements of Subtitle X § 1002 to subdivide an existing lot into two (2) lots and construct two (2) three-story single family residential units. The site is in the RF-1 Zone at 1801 D Street SE (Square 4560, Lot 152) and is served by a 16-foot 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 the requested relief with the following condition:

- The Applicant close the existing curb cut on D Street NE and restore the sidewalk and landscaped tree box area to DDOT standards. Vehicular access to the property should be from the public alley.

STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way, such as the proposed ramp and steps, require the Applicant to pursue a public space construction permit.

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](#), 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 to discuss the public space comments in this report.

AC:JE