

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: September 27, 2024

SUBJECT: BZA Case No. 21151 – 2324 North Capitol Street NW

APPLICATION

Dinesh and Nidhi Tandon (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request the Board of Zoning Adjustment (BZA) grant a Special Exception under and an Area Variance from the nonconforming use requirements of Subtitle C § 204.9 to permit a restaurant use in an existing mixed-use building. The site is in the RF-1 Zone at 2324 North Capitol Street NW (Square 3124, Lot 143) and is served by a 15-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 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. All elements of the project proposed within District-owned right-of-way, including the sidewalk café, permeable paving, and landscaping require the Applicant to pursue a public space construction permit.

The following item proposed in public space will need to be resolved by the Applicant during permitting:

- North Capitol Street sidewalk café – it is not clear from the Applicant’s architectural plans whether the sidewalk café provides six (6) feet of clear sidewalk width along North Capitol Street. The Applicant should ensure that this minimum width is provided when applying for a public space 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](#),

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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.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), there is one (1) Special Tree in public space along North Capitol Street adjacent to the property. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of this tree and other existing trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by DDOT's Urban Forestry Division, a Tree Protection Plan (TPP) will be required.

AC:nh