

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. 21163 – 627 A Street NE

APPLICATION

Kaely Michels-Gualtieri (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exceptions from the following:

- The lot occupancy requirements of Subtitle E § 210.1;
- The building area requirements of Subtitle E § 5003.1;
- The maximum principal dwelling unit requirements of Subtitle U § 301.1(b); and
- The accessory building use requirements of Subtitle U § 301.1(c).

The Applicant requests these Special Exceptions to construct a two-story addition to an existing accessory building. The site is in the RF-1 Zone at 627 A Street NE (Square 868, Lot 49) and is served by a 15-foot north-south public alley and a 30-foot east-west 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

The Applicant proposes two (2) vehicle parking spaces on site to be accessed from the north-south public alley. Per Title 11 of *DCMR*, Subtitle C § 711.3, all required parking spaces must be accessible from either a street or an alley of at least 10 feet in width. The north-south alley satisfies this requirement.

As proposed by the Applicant, per Title 11 of *DCMR*, Subtitle C § 712.3(f), all parking spaces accessed from a public alley 15 feet or less in width at an angle of 90 degrees to the alley must be at least nine (9)

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feet in width and 18 feet in depth. The Applicant's architectural plans show both parking spaces fitting within an 18-foot by 22-foot area. Therefore, the Applicant's parking satisfies all access, size, and layout requirements as determined by the Zoning Regulations. DDOT has no objection to the Applicant's proposed parking access and layout scheme.

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 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.

AC:nh