

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: August 30, 2024

SUBJECT: BZA Case No. 21176 – 6629 Piney Branch Road NW

APPLICATION

Natalia Banulescu-Bogdan (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Special Exception to construct a rear addition to a detached, two story, principal dwelling. The site is in the R-1B Zone at 6629 Piney Branch Road, NW (Square 2972, Lot 17) and is not served by a public or private 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. However, DDOT notes the proposed additions, deck, areaway, and paving are exclusively within the 15-foot Building Restriction Line (BRL) and should be resolved prior to approval by the BZA. DDOT has no objection to the approval of this application on the condition that the Public Space Committee approves all elements in the BRL.

STREETSCAPE AND PUBLIC REALM

All elements of the project proposed within District 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 BRL along the 8th Street NW frontage. 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 following items proposed in public space will need to be resolved by the Applicant during permitting:

- Proposed addition and pavement extends into the BRL, which is regulated as public parking in the right-of-way, per Title 24 of *DCMR* § 102.8.

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- Proposed rear deck and stairs are within the BRL. Per Title 12 of *DCMR* § 3202.11.2.4, porches may not project from the rear of the building beyond the BRL.
- Proposed areaway and basement access is within the BRL. Per Title 12 of *DCMR* § 3202.9.1.3, an areaway can only project up to 6 feet from the BRL.

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 participated in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this report on August 27, 2024.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has one special tree within project area. The Applicant is expected to coordinate with the DDOT Urban Forestry Division Ward 4 Arborist regarding the preservation and protection of existing special 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 UFD, a Tree Protection Plan (TPP) will be required.

AC:CP