

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: November 1, 2024

SUBJECT: BZA Case No. 21193 – 1538 Levis Street NE

APPLICATION

Fessha Mollalign (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Area Variances from the lot frontage requirements of Subtitle C § 303.2 and Subtitle C § 303.3 and the minimum lot width and lot area requirements of Subtitle E § 202.1 to construct a new townhouse. The site is in the RF-1 Zone at 1538 Levis Street NE (Square 4076, Lot 803) and is not served by an 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. If any portion of this or future projects at the property propose elements within District-owned right-of-way, the Applicant is required 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.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the structural root zones of two (2) Special Trees on adjacent properties extend onto the site. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of these existing Special and other small 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:nh