

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 *MS for*
Associate Director

DATE: November 8, 2024

SUBJECT: BZA Case No. 21196 – 910 12th Street NE

APPLICATION

John Kenkel and Marka Peterson (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request the Board of Zoning Adjustment (BZA) grant the following relief:

- Special Exception from the roof top and upper floor element requirements of Subtitle E § 204.1;
- Special Exception from the lot occupancy requirements of Subtitle E § 210.1; and
- Special Exception under the rear addition requirements of Subtitle E § 207.5.

The Applicant intends to construct a third story with roof deck and a three-story addition to an existing row house. The site is in the RF-1 Zone at 910 12th Street NE (Square 980, Lot 53) and is served by a 20-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, such as the new deck above the existing covered porch, 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.

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HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property does not have any Special or Heritage Trees on site. DDOT expects the Applicant to coordinate with the Ward 6 Arborist regarding the preservation and protection of existing small street trees.

AC:nh