

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 22, 2024

SUBJECT: BZA Case No 21199 – 3018 N Street SE

APPLICATION

Rose & Rose Consulting, LLC, (the “Applicant”) pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests an Area Variance to the lot dimension requirements of Subtitle D § 202.1 to construct a new detached, two-story single-family home with cellar. The site is in the R1-B Zone at 3018 N Street SE (Square 5508, Lot 806) and is not served by a 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 the requested relief but notes that several public space permitting items are required for the site to function as proposed.

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 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.

The following items will need to be resolved by the Applicant during public space permitting:

- Design a new curb cut that meets DDOT standards on Anacostia Road SE;

Board of Zoning Adjustment
District of Columbia

- Remove the existing curb cut and pavement area within public space on N Street SE;
- Construct a residential streetscape on N Street SE with a sidewalk that is at least 6-feet wide buffered from the curb with a tree planting area that is at least 4-feet wide; and
- Coordinate with DDOT's Urban Forestry Division on tree planting in the public space.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this report.

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has no Heritage or Special trees. It is recommended that the Applicant coordinate with the Ward 7 Arborist regarding the preservation and protection of existing Special trees, as well as the planting of new street trees.

AC:je