

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Meredith Soniat
Associate Director *MS*

DATE: June 3, 2026

SUBJECT: BZA Case No. 21349A – 628 15th Street NE Modification

APPLICATION

Ed Fendley (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant a Modification with Hearing to BZA Order No. 21349 to construct a new accessory dwelling unit. In this Modification, the Applicant does not seek to modify the project but rather gain approval for additional relief, an Area Variance from the permanent access requirements of Subtitle U § 301.1(c)(4). The site is in the RF-1 Zone at 626 15th Street NE (Square 1051, Lot 113) and is served by a 10-foot public alley.

PRIOR APPROVAL

In October 2025, the Applicant received approval from the BZA for Special Exceptions from the minimum vehicle parking requirements of Subtitle C § 701.5 and from the accessory building requirements of Subtitle U § 301.1(e) (Case No. 21349). DDOT issued a report in support of this application.

RECOMMENDATION

Per Subtitle U § 301.1(c)(4), access to a principal dwelling unit within an accessory building must be accessible via an easement of eight (8) feet in width connecting to a public street, an improved public alley at least 24 feet wide, or an improved public alley at least 15 feet wide and within 300 linear feet of a public street. While the public alley adjacent to the property connects to 14th Place NE within 125 linear feet, it is only 10 feet in width.

No vehicle parking will be provided at the property, so vehicle access will not be constrained by the alley width. Also, the property is located within a dense neighborhood with other structures directly adjoining the narrow alley. Therefore, the District Department of Transportation (DDOT) 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.

MS:nh