


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  
Project Review Manager 

**DATE:** December 29, 2017

**SUBJECT:** **BZA Case No. 19628** – 1829 L Street NE

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**APPLICATION**

Leila Adler (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle E § 5201 from the rear yard requirements of Subtitle E § 5004.1, to permit an existing accessory garage structure in the RF-1 Zone that does not comply with the 12-foot setback requirement as measured from the center line of the alley. There is one (1) vehicle parking space inside the accessory garage structure which is accessed via the rear 15-foot public alley. The Applicant is not required or proposing to provide any additional parking as part of this application. The site is located at 1829 L Street NE (Square 4474, Lot 117).

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of the requested special exception.

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the requested special exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT’s recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT’s Public Realm Design Manual.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19628

EXHIBIT NO. 32

AC:jl