


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 

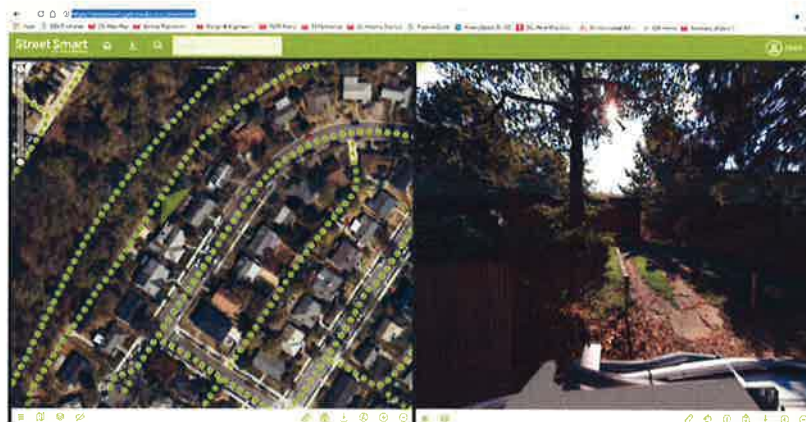
DATE: December 29, 2017

SUBJECT: **BZA Case No. 19652 – 5148 Linnean Terrace NW**

APPLICATION

David Dale (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 D § 5201 from the lot occupancy requirements of Subtitle D § 504.1, to construct a rear addition to an existing one-family dwelling in the R-9 Zone. There is currently a one (1) vehicle parking garage on-site accessed from the unimproved rear public alley (35th Street NW) which meets Zoning. The Applicant is proposing to expand the parking garage to accommodate two (2) vehicles. The site is located at 5148 Linnean Terrace NW (Square 2032, Lot 815).

Images obtained from Globespotter show a large tree at the rear of the property (see image below). Private property trees between 44 and 99.9 inches in circumference are considered Special Trees. Trees that are greater than 100 inches in circumference are considered Heritage Trees. The removal of Special Trees requires a Special Tree Removal Permit. Heritage trees in healthy condition cannot be removed.



View of 5148 Linnean Terrace NW's rear. Image obtained from Globespotter's Street Smart, September 10, 2017

Board of Zoning Adjustment
District of Columbia
CASE NO. 19652
EXHIBIT NO. 34

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 on the condition that the Applicant obtain any tree removal permits necessary.

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.

AC:jl