


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: March 29, 2018

SUBJECT: **BZA Case No. 19728** – 121 Tennessee Avenue NE

APPLICATION

Patrick and Becky McGeehan (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, request special exceptions under Subtitle E § 5201 from the nonconforming structure requirements of Subtitle C § 202.2, from the rear yard requirements of Subtitle E § 306.1, and from the lot occupancy requirements of Subtitle E § 304.1 to construct a two-story addition to an existing one-story rear addition attached to a principal dwelling unit. The site currently does not provide vehicle parking and no spaces are proposed with this application. The site is located in the RF-1 Zone at 121 Tennessee Avenue NE (Square 1012, Lot 20).

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 exceptions.

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 exceptions 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:pr

Board of Zoning Adjustment
District of Columbia
CASE NO. 19728
EXHIBIT NO. 32