


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:** April 5, 2018

**SUBJECT:** BZA Case No. 19732 – 400 Newcomb Street SE

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**APPLICATION**

FocusWorks, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests a use variance under the nonconforming use requirements of Subtitle C § 204.1 to construct a rear addition on an existing four-unit apartment house and convert the building to a six-unit apartment. Based on the submitted Zoning Self-Certification Form, the Applicant is required to provide four (4) vehicle parking spaces and proposes to meet its requirement by providing four (4) angled spaces on private property off of the rear 16-foot public alley. The site is located in the R-3 Zone at 400 Newcomb Street SE (Square 5996, Lots 805 and 806).

**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 variance.

Public Space

DDOT’s lack of objection to the variance should not be viewed as an approval of public space elements. All elements of the project in public space or extending beyond the 15-foot Building Restriction Lines (BRL) on Newcomb Street and 4th Street SE such as the proposed rear staircases require the Applicant 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. 19732

EXHIBIT NO. 36

AC:pr

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION

MEMORANDUM  
FOR THE DIRECTOR

RE: [Faint Title]

DATE: [Faint Date]

1. [Faint Paragraph 1]

2. [Faint Paragraph 2]

3. [Faint Paragraph 3]

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5. [Faint Paragraph 5]

6. [Faint Paragraph 6]

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7. [Faint Paragraph 7]

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9. [Faint Paragraph 9]

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11. [Faint Paragraph 11]

12. [Faint Paragraph 12]

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