


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 10, 2018

SUBJECT: **BZA Case No. 19741 – 223 Adams Street NE**

APPLICATION

M2EDGEWOOD, LLC (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 § 206.2 from the upper floor addition requirements of Subtitle E § 206.1(a) to construct a one-story upper floor addition to an existing two-story, four-unit apartment house in the RF-1 Zone. The Applicant is required to provide two (2) vehicle parking spaces and proposes to provide four (4) with this application via a rear 16-foot public alley. The site is located at 223 Adams Street NE (3560, Lot 10).

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

DDOT’s lack of objection to the requested special exception should not be viewed as an approval of public space elements. Any elements of the project proposed in public space, such as the proposed steps, lead walk, fencing and areaways on 3rd Street NE, will require a public space permit through DDOT’s permitting process. DDOT notes that the proposed fencing must be no more than 42 inches high and at least 50 percent open in design. 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. 19741
EXHIBIT NO. 27