


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  
Neighborhood Planning Manager 

**DATE:** November 21, 2018

**SUBJECT:** BZA Case No. 19883 – 845 Upshur Street NW

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**APPLICATION**

845 Upshur Street 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 G §§ 409 and 1200 from the lot occupancy requirements of Subtitle G § 404.1, to construct a three-story addition to an existing mixed-use building. Per the Applicant’s Self-Certification Form, the use is not required to provide any off-street parking. The site is located in the MU-4 Zone at 845 Upshur Street NW (Square 3024, Lot 56) and served by a 15-foot public alley.

**RECOMMENDATION**

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

**PUBLIC SPACE**

DDOT’s lack of objection to the application 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 should refer to Titles 11, 12A and 24 of the [DCMR](#), DDOT’s [Design and Engineering Manual](#), and DDOT’s [Public Realm Design Manual](#) for public space regulations and guidance.

AC:tvh

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19883

EXHIBIT NO. 33