

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: February 15, 2019

SUBJECT: BZA Case No. 19927 – 2800 Otis Street NE

APPLICATION

Catholic Charities of the Archdiocese of Washington, Inc. (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks approval for a special exception under Subtitle U § 203.1(p), to construct a solar array. The site is located in the R-1-B Zone at premises 2800 Otis Street N.E. (Square PAR 167, Lots 67 and 68).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

PUBLIC SPACE

DDOT’s lack of objection to this application should not be viewed as an approval of public space design. All elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT’s permitting process.

The Applicant proposes to replace the fencing along the perimeter of the property along Randolph Street and Eastern Avenue, and replace the entrance gate on Eastern Avenue. DDOT’s Right of Way (ROW) distribution card indicates that the sidewalk along Randolph Street NE is 10 feet wide. The existing fence, which is in disrepair, is located within this 10 foot section of public space and constrains the width of the sidewalk to below DDOT standards. The proposed site plan indicates that the fence will be replaced in the current location. The fence will need to be moved back to the property line to provide adequate space for a DDOT standard sidewalk within the right of way.

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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.

DDOT expects the proposed public space design to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the DCMR and the most recent versions of DDOT's Design and Engineering Manual and Public Realm Design Manual for public space design guidance.

AC: cl