

# 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:** April 10, 2019

**SUBJECT:** BZA Case No. 19978 – 775 Fairmont Street NW

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#### APPLICATION

Robert Thorsen (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, is requesting special exceptions under Subtitle E § 5108 from the height requirements of Subtitle E § 5102.1, the alley centerline setback requirements of Subtitle E § 5106.1, and the minimum pervious surface provisions set forth under E § 5107.1, and under Subtitle E § 5108 and § 5204 from the rear yard requirements of Subtitle E § 5104.1, and the side yard requirements of Subtitle E § 5105.1, to construct a second-story addition to an existing alley lot structure and convert it to a detached principal dwelling. Per the Applicant’s Self-Certification form, the project is required to provide and proposing one (1) vehicle parking space accessed via the public alley. The site is located in the RF-1 Zone at 775 Fairmont Street, NW (Square 2885, Lot 862).

#### 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

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to this application should not be viewed as an approval of public space design. 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 notes that building projections are not permitted in alleys. 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. DDOT’s

Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb