

Government of the District of Columbia

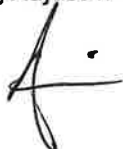
Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Neighborhood Planning Manager 

DATE: May 10, 2019

SUBJECT: BZA Case No. 20013 – 1025 Brentwood Road NE

APPLICATION

Simon Chan (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 § 802.1(a), to permit an animal boarding use. The Applicant is required to provide four (4) parking spaces and will be meeting this requirement through four (4) existing parking spaces located on-site. The site is located in the PDR-4 Zone at premises 1025 Brentwood Road N.E. (Parcel 143/108).

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 this application should not be viewed as an approval of public space design. DDOT expects the Applicant to rehabilitate the streetscape infrastructure between the curb and the property lines to current DDOT standards. This includes street trees and landscaping in the public parking right-of-way bordering the site. With the proposed change of use and building rehabilitation, the Applicant is required to apply for a public space permit for the existing curb cut, located on Brentwood Road NE, for on-site parking access. All elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT’s permitting process. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.

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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