

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: July 12, 2019

SUBJECT: BZA Case No. 20062 – 802 10th Street NE

APPLICATION

Mid City Builders LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks approval for special exceptions under the penthouse requirements of Subtitle C § 1500.4, and under Subtitle C § 1504 from the penthouse setback requirements of Subtitle C § 1502.1(c)(1)(a), to construct a new three-story flat with a cellar level, roof deck and a rooftop access penthouse. The Applicant is required to provide one (1) vehicle parking space and will be meeting this requirement with two (2) compact vehicle parking spaces with access from the rear public alley. The site is located in the RF-1 Zone at 802 10th Street NE (Square 933, Lot 47).

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. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.

The Applicant will need to apply for the elements identified below and any other features proposed in public space:

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- Porches and steps – The Applicant’s site plan does not indicate the dimensions of the proposed porch and steps in public space. On this street, porches and steps may project no more than 10 feet; and
- Bay windows- The Applicant’s site plan indicates a four (4) foot projection for the proposed bay windows. This is the maximum project dimension allowed for bay windows along 10th Street NE.

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