

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: October 4, 2019

SUBJECT: BZA Case No. 20128 – 1421 D Street SE

APPLICATION

Matthew Pregmon and Arielle Giegerich (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, request for special exceptions under Subtitle E §§ 205.5 and 5201 from the rear yard requirements of Subtitle E § 205.4, under Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 304.1, and from the nonconforming structure requirements of Subtitle C § 202.2, to construct a rear and third-floor addition on an existing, attached principal dwelling unit. The site is located in the RF-1 Zone at 1421 D Street SE (Square 1062, Lot 101).

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. The requested relief for rear yard requirements for a third-floor addition does not restrict vehicle access in the existing 10-foot alley. 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 this or future projects at the property propose elements within District owned public space, the Applicant is required 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 adjacent public space to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the DCMR, and the most recent version of DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and design guidance.

AC:cl