

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, AICP
Associate Director 

DATE: February 9, 2021

SUBJECT: BZA Case No. 20389 – 1915 Shepherd Street NE

APPLICATION

Samuel Mederios and Jessica Ellis (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests area variances from the side yard requirements of D § 206.2, and from the minimum lot dimension requirements of Subtitle D § 302.1, to construct a new, detached, principal dwelling unit with a detached two-story accessory garage. The site is in the R-1-B Zone at 1915 Shepherd Street NE (Square 4194, Lot 841) and is served by a 15-foot public alley on the west side of the property.

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 the public realm design. If any portion of this or future projects at the property propose elements within District owned right-of-way, the Applicant is required to pursue a public space permit through DDOT’s permitting process. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the Shepherd St NE frontage. The area between the property line and BRL is regulated as public space and should remain park-like in nature. As such, the porch and steps that project beyond the BRL will require a public space permit from DDOT.

DDOT concurs with the Applicant's proposed access scheme to the garage which is off the existing 15-foot public alley. This is consistent with DDOT standards and prevents the creation of a new curb cut on a public street. The Applicant must also store all trash on private property, ideally at the rear of the property and collected from the alley.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.

AC:je