

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: March 26, 2021

SUBJECT: BZA Case No. 20410 – 5504 Connecticut Avenue NW

APPLICATION

Bruno Fabi (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a use variance from the use permissions of Subtitle U § 510.1(g)(3); pursuant to Subtitle X § 1002 to permit a fast-food restaurant with site down service in a first-floor retail unit of an existing mixed-use building. The site is located in the MU-3A Zone at 5504 Connecticut Avenue NW (Square 1859, Lot 0086) and is served by a rear service alley.

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 as the existing use of the premises was approved as a fast-food establishment without sit down service and is similar to the Applicant’s proposed use. The project is also a neighborhood-serving business and will generate additional foot traffic along Connecticut Avenue’s commercial corridor.

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. Specifically, if the Applicant decides to provide café patio seating in the sidewalk area, a public space occupancy permit will be required.

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.

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