

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 5, 2021

SUBJECT: BZA Case No. 20412 – 1515 Wisconsin Avenue NW

APPLICATION

1515 Wisconsin Avenue, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle G § 1200.1 and Subtitle X § 901.2, requests a special exception from the lot occupancy requirements of Subtitle G § 404.1 to construct a rear addition to an existing two (2) unit residential building to expand it to six (6) units total. The site is located in the MU-4 Zone at 1515 Wisconsin Avenue NW (Square 1271, Lot 44) and does not have access to a public alley. The site currently has zero (0) vehicle parking spaces and will not increase with the building addition.

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 result in increased pick-up and drop-off activity and slightly reduced availability of 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 the public realm design. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space permit through DDOT’s permitting process.

The following items proposed in public space will need to be resolved by the Applicant during permitting:

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- Canopy – on streets 60 feet to and including 80 feet, a minimum clear space of 10 feet from the outer edge of the curb to the outer face of all projections shall be preserved (3202.7.1.1). DDOT records show the sidewalk width at 1515 Wisconsin Avenue NW is 10 feet.
- Trash – since there is no alley access to the property, ensure that trash is stored on private property out of view of the public sidewalk on Wisconsin Avenue NW.

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:eb