

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 *Jonathan Rogers for*
Associate Director

DATE: October 15, 2021

SUBJECT: BZA Case No. 20534 – 152 11th Street SE

APPLICATION

Edward and Lauren Kraemer (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle E § 5201 and Subtitle X § 901.2, requests a special from the accessory building restrictions of Subtitle U § 301.1(e) and the lot occupancy restrictions of Subtitle E § 304.1 to construct a two-story garage with accessory apartment to an existing, attached, three-story with cellar, principal dwelling unit. The site is located in the RF-1 Zone at 152 11th Street SE (Square 989, Lot 24). The site will provide one (1) vehicle parking space in the rear garage that is accessed by a 30-foot public 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.

STREETScape AND PUBLIC REALM

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. 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:sm

Board of Zoning Adjustment
District of Columbia