

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: October 22, 2021

SUBJECT: BZA Case No. 20537 – 1227 E Street SE

APPLICATION

Margaret McCulloch (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle E § 205.5, Subtitle E § 5201, and Subtitle X § 901.2, requests a special exception from the rear addition restrictions of Subtitle E § 205.4 to construct a rear, two-story addition to an existing, attached, two-story with cellar, principal dwelling unit. The site is located in the RF-1 Zone at 1227 E Street SE (Square 1019, Lot 58). The site will provide one (1) vehicle parking space in the rear that is accessed by a private parking lot.

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 the requested relief.

On a separate but related matter, DDOT notes that the Applicant’s vehicle parking space is proposed to be accessed via a neighboring private property (1220 Pennsylvania Avenue SE) since the site does not have alley access. The Applicant should provide information to the BZA pertaining to how the other property will be accessed and any agreements or easements in place with that owner. If access is ultimately not able to be provided through 1220 Pennsylvania Avenue SE, this would have no impact on DDOT’s recommendation of approval for this case. DDOT would also have no objection to any needed parking relief for 1227 E Street and would not require a TDM Plan, per Subtitle C § 703.4, due to the low density nature of the proposed use.

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