

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: May 5, 2022

SUBJECT: BZA Case No. 20607A – 327 Tennessee Avenue NE

APPLICATION

Max Pappas and Adel Pappas (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a Modification of Consequence to BZA Order No. 20607, effective date 2/17/22, to amend the approved plans to replace the rooftop hatch structure with a stairway penthouse. The site is in the RF-1 Zone at 327 Tennessee Avenue NE (Square 1032, Lot 53) and is served by 16-foot rear 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) site.

AC:je

Board of Zoning Adjustment
District of Columbia
CASE NO. 20607A
EXHIBIT NO. 10