

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: January 21, 2022

SUBJECT: BZA Case No. 20610 – 1410 Hopkins Street NW

APPLICATION

Dickinson Miller and Katie Ziegler (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exception from the rear yard requirements of Subtitle F § 605.1; pursuant to Subtitle F § 5201 and Subtitle X § 901.2, and area variances from the floor area requirements of Subtitle F § 602.1, the lot occupancy requirements of Subtitle F § 604.1, and the access requirements of Subtitle C § 711.7; pursuant to Subtitle X § 1002 to construct a rear deck addition to an existing, attached, three-story with basement, principal dwelling unit. The site is located in the RA-8 Zone at 1410 Hopkins Street NW (Square 96, Lot 94) and is served by a 10-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, including access relief so the garage can be set back 11 ½ feet from the alley center line rather than 12 feet required by Subtitle C § 711.7. The District has numerous 10-foot alleys and it is common for garages to be positioned close or up to the alley edge line without impeding vehicular access to either the garage or alley.

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.

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: je