

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 11, 2022

SUBJECT: BZA Case No. 20653 – 1500 D Street SE

APPLICATION

Bradley R. and Margaret S. Gentile (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 lot occupancy requirements of Subtitle G § 404.1 and the rear yard requirements of Subtitle G § 405.2; pursuant to Subtitle G § 409.1, Subtitle G § 1201, and Subtitle X § 901.2 to construct a second story, rear addition to an existing, semi-detached, two-story principal dwelling unit. The site is located in the MU-4 Zone at 1500 D Street SE (Square 1074, Lot 40) and is not served by a 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. It is noted that there is a significant amount of existing hardscaping in public space along both sides of the property. Additionally, there are tall bushes around the perimeter that close this space off. This area is intended as green space and to be open to the public.

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.

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