

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 13, 2022

SUBJECT: BZA Case No. 20718 – 1722 Swann Street NW

APPLICATION

9 Tree, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), requests special exceptions from the court requirements of Subtitle F § 202.1 and the lot occupancy requirements of Subtitle F § 304.1 to construct a new three-story with penthouse and roof deck apartment house. The site is in the RA-2 Zone at 1722 Swann Street NW (Square 152, Lot 91). The site will provide two (2) vehicle parking spaces in the rear that is accessed by and served by a 12-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. All elements of this project proposed within District owned right-of-way require the Applicant to pursue a public space permit through DDOT’s permitting process. Specifically, there is a leadwalk, window well, planter box, and stairs proposed in public space. Swann Street has a narrow right-of-way and sidewalk space. The Applicant must ensure that these features do not obstruct the sidewalk clear zone, which should be at least 6-feet wide. 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
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