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   A.Z. for
             Associate Director

DATE: August 12, 2022

SUBJECT: BZA Case No. 20779 – 1224 Brentwood Road NE

APPLICATION

1224 Brentwood R NE, LLC (the "Applicant"), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests special exceptions from the surface parking screening requirements of Subtitle C § 714 and the matter-of-right uses of Subtitle U § 401 to raze an existing structure and construct a 4-unit apartment house with four (4) parking spaces. The site is in the RA-1 Zone at 1224 Brentwood Road NE (Square 3938, Lot 20) and is served by a 15-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 the requested special exceptions, including the surface parking screening relief since the vehicle parking is located at the rear of the property behind the proposed building and out of view from the public sidewalk on Brentwood Road NE.

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 construction permit. 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
District of Columbia
CASE NO.20779
EXHIBIT NO.17

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