

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
Associate Director 

DATE: March 10, 2023

SUBJECT: BZA Case No. 20844 – 401-415 Michigan Avenue NE

APPLICATION

Theological College, Inc. (the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests a Variance to permit an office use in an existing detached 5-story building. The site is in the RA-1 Zone at 401–415 Michigan Avenue NE (Square PAR133, Lot 130) and is served by two existing curbs (one on Michigan Avenue NE and one on 4th Street NE). 401 Michigan Avenue NE is currently being used as a theological seminary with office space. 415 Michigan Avenue is a wing of the 401 building and not currently approved for the office use.

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 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:eb

Board of Zoning Adjustment
District of Columbia
CASE NO. 20844
EXHIBIT NO. 27