

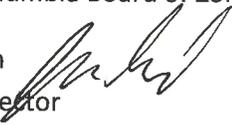
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jim Sebastian
Associate Director 

DATE: July 14, 2017

SUBJECT: BZA Case No. 19539 – 74 R Street NW

APPLICATION

74 R Street LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests a variance from the lot occupancy requirements of Subtitle E § 304.1 and the nonconforming structures requirements of Subtitle C § 202.2, to allow an addition to and convert an existing one-family dwelling into a two-unit flat. The Applicant is proposing one (1) on-site vehicle parking space accessed via the rear public alley. The site is located in the RF-1 Zone at 74 R Street NW (Square 3101, Lot 57).

RECOMMENDATION

DDOT has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. The proposed action may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Despite these minor potential impacts, DDOT has no objection to the approval of the requested variances.

Public Space

DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. All elements of the project in public space, such as a window well, require the Applicant to pursue a public space permit through DDOT’s permitting process. Window well projections are allowed to extend into public space no more than 6 ½ feet.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19539

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

JS:kb