

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  
Project Review Manager 

**DATE:** December 29, 2017

**SUBJECT:** **BZA Case No. 19675** – 3629 Windom Place NW

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**APPLICATION**

Keith Krueger and Joel Lawson (jointly the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle U § 253.10 from the accessory apartment requirements of Subtitle U § 253.7(c), to permit an accessory apartment with an entrance on a street facing façade in an existing one family dwelling in the R-2 Zone. There are currently one (1) vehicle parking space provided on-site off of the existing 16-foot public alley. The Applicant is not required or proposing to provide any additional parking spaces. The site is located at 3629 Windom Place NW (Square 1891E, Lot 11).

**RECOMMENDATION**

The District Department of Transportation (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. DDOT has no objection to the approval of the requested special exception.

Public Space

DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. Any elements of the project proposed in public space, such as the new areaway, the walkway from the front steps to the new accessory unit’s entrance and the existing vehicle parking pad, require the Applicant to pursue a public space permit through DDOT’s permitting process. Areaways may project 6 feet beyond the building restriction line (BRL). In addition, the amount of pavement for the walkway should be minimized in order to maximize green space.

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Furthermore, a one-vehicle parking pad is observed off of the 16-foot public alley in the building restriction area. This area is the space between the property line and the BRL and is regulated as public space. As such, vehicle parking is not allowed.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:jl