

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
Neighborhood Planning Manager

DATE: April 19, 2019

SUBJECT: BZA Case No. 19985 – 419 57th Street NE

APPLICATION

District Properties (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, is requesting area variances from the lot dimension and lot width requirements of Subtitle D § 302.1, and the side yard requirements of Subtitle D § 307.1, to construct a new detached principal dwelling. Per the Applicant’s Self-Certification form, the project is not required to provide vehicle parking and is not proposing vehicle parking with this Application. Subtitle C § 702.3 indicates that vehicle parking is not required for a single family home within the R or RF zone that does not have access to an open or improved public alley, thus the Applicant is not required to provide vehicle parking. The site is located in the R-2 Zone at 419 57th Street NE (Square 5228, Lot 14).

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.

PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to this application should not be viewed as an approval of public space design. If any portion of the project has elements in the public space requiring approval, such as a leadwalk, the Applicant is required to pursue a public space permit through DDOT’s permitting process. Any changes in public space to provide access to a residential unit must meet DDOT standards. DDOT expects the proposed public space design to meet all District standards. The Applicant should refer to

Titles 11, 12A, and 24 of the DCMR, DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb