

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Samuel Zimbabwe *[Signature]*
District Department of Transportation (DDOT)
DATE: September 13, 2013
SUBJECT: BZA Case 18622 - 4301 16th Street, NW

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18622
EXHIBIT NO. 24

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APPLICATION

4301 16th Street, NW requests a variance for a new three-story, single-family detached dwelling that does not meet the minimum lot area requirement set forth in Section 401.3 for the R-1-B Residential Zone District.

RECOMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. An approved project may lead to more vehicular, transit, pedestrian, and bicycle trips. However, DDOT does not foresee additional impacts to the network. Thus, DDOT has no objection to approval of the requested variance.

However, DDOT has identified public space permitting concerns regarding the curb cut, patio, building projections, and retaining wall in public space. Although these concerns do not impact the variance request, they impact the public space permitting process. The design of the property makes extensive use of a portion of the public right-of-way, known as public parking. Public parking is the space that lies between the property line and the back edge of the sidewalk and is intended for open space and landscaping. The following items are concerns that will need to be addressed before the Applicant applies for public space permits through DDOT:

- The extensive development of this property triggers review of all public space elements. Thus, the existing curb cut will also be reviewed.

- A patio is not considered an appropriate use in public parking.
- Although projections from the building façade into public parking are allowed, restrictions apply. As defined in the District of Columbia Municipal Regulations (DCMR) 12-32, a front porch is limited to 5 feet from the property line.
- A retaining wall on public space that results from development of the site, specifically the southern border of the driveway, requires a public space permit. Retaining walls are limited to 42 inches in height (DCMR 24-103.1). Additionally, without obtaining a permit from the District, no person shall change the grade of public parking; pave or cover any portion of public parking; or construct any walls, steps, coping, fences, or other structures on public parking (DCMR 24-104.1).

While DDOT does not object to the variance, as proposed, a public space permit is likely to be denied. The Applicant should modify the design to ensure that the public realm meets all current standards. DDOT staff will be available to provide guidance during the public space permitting process.

SZ:ei