

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe *sz*
Associate Director, PPSA
District Department of Transportation

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18679

EXHIBIT NO. 26

DATE: December 11, 2013

SUBJECT: BZA Case No. 18679 - 3150 17th Street, N.W. (Square 2600, Lot 87)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 Richard and Janet Barnes (the Applicant) seeks variances from the nonconforming structure provisions (§§2001.3), lot occupancy requirements (§403) and the rear yard requirements (§404) to allow a rear deck addition to an existing row dwelling in the R-4 District at premises 3150 17th Street, N.W. (Square 2600, Lot 87)

RECOMMENDATION

The Applicant identified a surface vehicular parking area for tenant and visitor use at the southern edge of the property adjacent to the 10 ft. wide public alley that would remain after construction of the proposed deck addition. DDOT staff determined that a portion of the vehicle parking area is located in the designated public parking area of 17th Street. The public parking area is typically landscaped in residential areas and the use of the space for accessory vehicle parking is only allowed for commercial use by permit.

DDOT recommends the Applicant improve the public parking area on 17th Street abutting the property by removing the impervious paving and installing landscaping that is consistent with neighboring properties. The Applicant can use the surface area under the proposed rear deck addition within the property line for a parking pad.

DDOT has reviewed the Applicant's request and determined based on the information provided the proposal will have no adverse impacts on travel conditions in the District's transportation network. DDOT has no objection to the approval of the requested variances provided the Applicant improves the public parking area on 17th Street by removing the impervious paving and installing landscaping improvements.

For the portions of the project with elements in the public space the Applicant may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ:lb