

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

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MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe *[Signature]*
Associate Director

DATE: December 20, 2013

SUBJECT: BZA Case No. 18692 - 1717 E Street, N.E. (Square 4546, Lots 165, 166 & 167)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 1717 E Street, NE LLC (the Applicant) seeks a variance from the use provisions to construct a new eight unit apartment house under §§330.5 in the R-4 District at premises 1717 E Street, N.E. (Square 4546, Lots 165, 166 & 167)

The proposed new apartment building is oriented to the southern portion of the site adjacent to a public alley network with a 28 ft. setback from E Street. The proposal includes four surface parking spaces at the rear accessed by the public alley network and two additional surface parking spaces located in either the front or side yard of the property accessed by an existing curb-cut on E Street. The site is required to provide a total of three parking spaces at a ratio of one parking space per every three dwelling units; the four parking spaces adjacent to the alley exceed the minimum parking requirements.

The project design is constrained due to an existing 26 ft. wide sewer line and easement constructed in the 1880's that traverses from the northwest corner to the southeast corner of the subject site. The vacant site was formerly occupied by a one-story auto storage

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facility constructed in the 1930's accessed by the existing driveway curb-cut on E Street. The one story structure was approved in the past, however DC Water currently will not allow construction within the established easement area.

RECOMMENDATION IN BRIEF

DDOT has reviewed the Applicant's request and determined, based on the information provided, the proposal will have no adverse impacts on the District's transportation network. DDOT has no objection to the approval of the requested zoning variance. Reuse of the existing curb-cut to access the two parking spaces requires approval by the Public Space Committee. DDOT recommends the Applicant remove the two parking spaces at the front/side of the property and replace the existing driveway curb-cut with standard streetscape materials including concrete sidewalk paving, concrete curb and a landscaped continuous tree space. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

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