

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: DC Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18727

EXHIBIT NO. 23

DATE: March 4, 2014

SUBJECT: BZA Case No. 18727 - 2840 Belair Place, N.E. (Square 4251, Lot 15)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 2911 Mills Avenue Inc. (the Applicant) seeks a variance from the lot area requirements (§§401.3) to allow the construction of a new one-family dwelling in the R-1-B District at premises 2840 Belair Place, N.E. (Square 4251, Lot 15)

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined the proposed new driveway curb-cut is located approximately 25 ft. from the intersection of Belair Place and Girard Place which does not meet DDOT design standards. The DDOT Design and Engineering Manual (§§31.2.3.1) states "No driveway entrance or exit on any roadway shall be closer than 60 ft. to a roadway intersection as measured from the driveway edge line to the intersection of the roadway curb lines extended."

DDOT has determined based on the information provided that the proposed driveway curb-cut might have an impact on the District's transportation network. The proposed reuse of the existing driveway curb-cut requires review and approval by the Public Space Committee (PSC). At this time, DDOT is unable to determine if the proposed curb-cut will

RECEIVED
D.C. OFFICE OF ZONING
2014 MAR -5 AM 8:09

be approved by the PSC. The lack of an approval of the driveway curb-cut may impact the house design and require removing or relocating the proposed garage area from the floor plans, thus potentially requiring additional or different Zoning relief.

The Applicant is required to pursue a public space permit through DDOT's permitting process for the reuse of an existing driveway curb-cut. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

SZ:lb