

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Director, Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
Associate Director *82*

DATE: March 19, 2014

SUBJECT: BZA Case No. 18742 – 4920 Illinois Avenue NW

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18742

EXHIBIT NO. 26

2014 MAR 20 AM 8:10

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U.C. OFFICE OF PLANNING

APPLICATION

The "Applicant", located at 4920 Illinois Avenue NW (Square 3009, Lot 84, seeks a variance pursuant to 11 DCMR § 320.3 for the conversion of an existing Single Family Row Dwelling into a Two-Family Flat in the R-3 zoning district (§ 3103.2)

RECOMMENDATION

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. The proposed project may lead to a minor increase in 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.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning special exception should not be viewed as an approval of public space elements. Specifically, the new leadwalk and stairs leading to the basement (also known as an areaway) are in public space; therefore, the Applicant is required to pursue a public space permit through DDOT's permitting process. Areaways on a parked street, when public parking is 20' or more wide, are limited to 7' wide in the public space, as per 12 DCMR § 32A. Additionally, the public parking area (i.e., the area between the property line and the sidewalk) is intended to be landscaped, thus, paving for a leadwalk should be limited to the greatest extent possible. The Applicant