

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

DATE: July 1, 2014

SUBJECT: BZA Case No. 18791 – 5422 Blair Road, N.E. (Square 3703, Lot 95)

APPLICATION

Pursuant to Title 11 DCMR §§3104.1 Community Connections, Inc. (the Applicant) seeks a special exception for a community residence facility (10 residents and 3 staff) under §218, in the R-1-B District at premises 5422 Blair Road, N.E. (Square 3703, Lot 95)

SUMMARY

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined the proposed new driveway curb-cut on Kennedy Street does not meet DDOT design standards. The proposed new curb-cut is located approximately 45 ft. from the intersection of Blair Road and Kennedy Street, N.E. and the site is served by a public alley to the rear. The DDOT Design and Engineering Manual (DEM) states;

(§§31.2.3) Driveways District Policy; "A new curb cut or driveway shall not be permitted from any property with alley access or with potential access through an alley widened onto private property or with potential access to an expanded alley network on private property unless the applicant provides documentation that demonstrates that alley access is not possible due to topography or that alley access would be in conflict with existing land use and not supported by guidelines in the

Comprehensive Plan.”... (§31.2.3.1) DDOT Requirements: General Driveways; “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.”

The site has an existing parking pad at the rear accessed by the public alley network. The Applicant will use this location for the stabilized construction entrance and it should be retained for accessory parking after construction.

RECOMMENDATION

DDOT has determined based on the information provided that the proposed new driveway curb-cut may have an impact on the District’s transportation network. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception. DDOT’s lack of objection to the zoning special exception should not be viewed as an approval of public space elements including the proposed new driveway curb-cut.

For the portions of the project with elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The proposed new driveway curb-cut requires review and approval by the Public Space Committee. 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