

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: December 8, 2014

SUBJECT: BZA Case No. 18880 – 1368 & 1388 Kenyon Street NW

APPLICATION

Sahr Bockai (the “Applicant”), pursuant to 11 DCMR § 3103.2, seeks approval for variances from the use provisions under subsection 330.5, roof structure setback provisions under subsection 400.7, lot occupancy requirements under subsection 403.2, rear yard requirements under subsection 404.1, and pervious surface requirements under subsection 412.13 to allow the construction of a new five-story, eight-unit multifamily structure in the C-3-A District at premises 1368 and 1370 Kenyon Street, N.W. (Square 2848, Lots 39 and 40). The Applicant proposes to construct eight dwelling units and four vehicle parking spaces accessed from the rear of the property from a public alley.

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. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Should the parking utilization need to be addressed, DDOT may employ policy tools to mitigate the impact. Despite this minor potential impact, DDOT has no objection to the 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 variance should not be viewed as an approval of public space elements. Any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT’s Design and Zoning Adjustment

Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual. Of note, the Applicant's plans include areaway and step projections that appear to exceed the maximum allowable projection widths. All public space elements, including the projections, will be addressed during the public space permitting process. The projections may need to be modified to comply with District and DDOT regulations and standards.

SZ:jr