

Government of the District of Columbia

Department of Transportation



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director 

DATE: May 5, 2015

SUBJECT: BZA Case No. 18995 – 1254 Florida Avenue N.E. (Square 4069, Lot 15)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Rokas Reipa (the "Applicant") seeks a special exception under §223, not meeting the lot occupancy (§§403.2), rear yard (§§404.1), side yard setback (§§405.9) and the non-conforming structure (§§2001.3) requirements to allow the expansion of an existing one-story garage into a two-story garage with an accessory apartment and covered walkway to the principal dwelling in the R-4 District at premises 1254 Florida Avenue N.E. (Square 4069, Lot 15)

The Applicant may require additional Zoning relief from the alley setback requirements. The proposed new private garage is located 10 ft. from the centerline of the alley and does not comply with the minimum 12 ft. setback listed under §§2300.2 (b).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined, based on the information provided, the proposal 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. 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. If 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 Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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