

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: Sam Zimbabwe
Associate Director 

DATE: May 12, 2015

SUBJECT: BZA Case No. 19000 – 5435 Sherrier Place, N.W. (Square 1444, Lot 833)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Stuart F. and Jennifer Pierson (the “Applicant”) seeks a special exception under §223, from the lot area (§§401.3) and rear yard (§§404.1) requirements and a variance from the off-street parking (§§2101.1) requirements to allow the construction of a one-story rear addition to an existing one-story dwelling in the R-1-B District at premises 5435 Sherrier Place, N.W. (Square 1444, Lot 833)

The Applicant seeks to raze an existing carport at the rear of the property and incorporate the area into a landscaped backyard. The removal of the carport will eliminate the existing off-street parking space required by Zoning Regulations.

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 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 and variance.

DDOT's lack of objection to the zoning special exception and variance 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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