

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: June 16, 2015

SUBJECT: BZA Case No. 19022 - 2901 King Place, N.E. (Square 4217, Lot 801)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Leron and Sarabeth Reid (the "Applicant") seek a special exception from the accessory parking requirements under §§202.10, to allow an accessory apartment that occupies greater than 25% of the gross floor area of the dwelling in the R-1-B District at premises 2901 King Place, N.E. (Square 4217, Lot 801). The Applicant proposes to convert an existing garage and basement into a two-bedroom accessory apartment.

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 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 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. 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 existing driveway and curb-cut on Hamlin Street serving the garage will have to be removed and replaced with standard streetscape elements for the location including a concrete curb, continuous tree space and concrete sidewalk. 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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