

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: July 14, 2015

SUBJECT: BZA Case No. 19030 – 1826 12th Street, N.W. (Square 275, Lot 51)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Raul Falconi (the Applicant) seeks a special exception under §223 from the lot area (§401), rear yard (§§404.1) and open court (§§406.1) requirements to allow the expansion of a third-story to convert an existing three-story, one-family dwelling into a flat in the R-4 District at premises 1826 12th Street, N.W. (Square 275, Lot 51)

RECOMMENDATION

The District Department of Transportation (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 project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception.

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 special exception should not be viewed as an approval of public space elements. The Applicant proposes to convert an existing

garage into a surface parking pad with two spaces accessible by the 10 ft. wide public alley at the rear of the site and remove the existing driveway in the public parking area on 12th Street. The Applicant is expected to replace the concrete paving with landscaping to match the treatment of neighboring parcels.

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 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