

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 29, 2015

SUBJECT: BZA Case No. 19041 - 4926 Foote Street N.E. (Square 5180, Lot 3)

APPLICATION

Pursuant to 11 DCMR §§3103.2 District Properties (the "Applicant") seeks variances from the lot area and width requirements under §401, and the side yard requirements under §405, to allow the construction of a new two-story, one-family dwelling on a vacant lot in the R-2 District at premises 4926 Foote Street N.E. (Square 5180, Lot 3)

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicants' 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. DDOT has no objection to the approval of the requested variances.

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 variances 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 4900 Block of Foote Street lacks a curb and sidewalks on both sides of the street. The Applicant is expected to improve the public space abutting the site to DDOT standards including installation of a concrete curb and 6 ft. wide sidewalk behind the curb along the project frontage on Foote Street. The public alley at the rear of the site is partially unimproved with a sharp grade change near the project site. The Applicant will be responsible providing vehicular access to the rear of the property, as shown on the submitted site plans, and related improvements to the public alley network and should coordinate with DDOT to determine the required improvements in public space.

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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