

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 2, 2015

SUBJECT: BZA Case No. 19056 – Dent Place, N.W. (Square 1278, Lot 251)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Margaret Cheney (the “Applicant”) seeks variances from the minimum lot width (§401) and off-street parking (§§2101.1) requirements to allow the construction of two new one-family dwellings in the R-3 District at premises 3324 Dent Place, N.W. (Square 1278, Lot 251)

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. 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 variances.

DDOT's lack of objection to the zoning variances should not be viewed as an approval of public space elements. Detailed site plans were not submitted and DDOT is unable to determine if the proposal will impact public space. 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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