

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 *SZ*

DATE: July 31, 2015

SUBJECT: BZA Case No. 19063 - 2306-2308 16th Street, S.E. (Square 5753, Lots 73, 74 & 75)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Woinshet Mekonnen (the "Applicant") seeks a special exception from the new residential development requirements under §353, to allow the construction of three new one-family dwelling in the R-5-A District at premises 2306-2308 16th Street, S.E. (Square 5753, Lots 73, 74 & 75)

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 Applicant will provide one vehicular parking space at the rear of each row house accessible by the existing public alley network. The parking pads on Lots 74 and 75 are only accessible by using the rear of the adjacent parcels for access. The Applicant may be required to establish a perpetual access easement for the Lots to ensure future homeowners have access to the rear parking spaces. As such, 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. 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.

SZ:lb