

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 28, 2015

SUBJECT: BZA Case No. 19069 - 4005 Anacostia Avenue, N.E. (Square 5071, Lot 812)

APPLICATION

Pursuant to 11 DCMR §§3104.1 Natalie Wanamaker Javier (the "Applicant") seeks a special exception from the accessory apartment requirements under §§202.10, to allow the conversion of an existing cellar to an accessory apartment in an existing one-family dwelling in the R-1-B District at premises 4005 Anacostia Avenue, N.E. (Square 5071, Lot 812)

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 two vehicular parking spaces in the rear, accessible by the existing 16 ft. wide public alley, thus exceeding the off-street parking requirement of one parking space per every two dwelling units. The additional parking space will reduce potential impacts to on-street parking conditions in the vicinity of the site. 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.

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