

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: October 13, 2015

SUBJECT: BZA Case No. 19083 – 2205 16th Street, S.E. (Square 5795, Lot 27)

APPLICATION

Pursuant to 11 DCMR §§3103.2 and §§3104.1 Simone Management (the “Applicant”) seeks variances from the off-street parking (§§2101.1) and parking access (§§2117.5) requirements and a special exception from the new residential development (§§353.1) requirements to construct a new four-unit apartment house in the R-5-A District at premises 2205 16th Street, S.E. (Square 5795, Lot 27) The Applicant submitted revised site plans on October 6, 2015 removing one proposed parking space, reorienting the remaining two parking spaces with direct access from the public alley and removing the non-compliant drive aisle. As such, the Applicant may not require relief under §§2117.5.

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. Based on this project’s anticipated level of trip generation, a comprehensive vehicle traffic analysis is not required, as thresholds are not met and impacts to the surrounding vehicle network are expected to be minimal.

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 variance and special exception.

DDOT's lack of objection to the zoning variance and special exception should not be viewed as an approval of public space elements. The windows in the cellar level of the building will require window well projections for emergency egress and daylighting requirements. The building is aligned at the building restriction line and the window wells are limited to a 6.5 ft. projection into public space.

For the portions of the project has elements in the public space requiring approval, including the window wells and lead-walks, 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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