

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: September 22, 2015

SUBJECT: BZA Case No. 19084 – 1028 D Street, N.E. (Square 962, Lot 801)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Tito Construction Company, LLC (the “Applicant”) seeks a variance from the off-street parking requirements under §2101 to allow the construction of a new one-family dwelling in the R-4 District at premises 1028 D Street, N.E. (Square 962, Lot 801) The Applicant is required to provide one off-street vehicle parking space for the proposed new single family dwelling.

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 is unable to provide the required off-street parking space for the proposed infill row-house as the subject Lot does not have rear access to a public alley. 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.

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 variance 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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