

Government of the District of Columbia

Department of Transportation



MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe
Associate Director 

DATE: November 24, 2015

SUBJECT: BZA Case No. 19117 – 1010 Irving Street N.E. (Square 3877, Lot 7)

APPLICATION

Pursuant to 11 DCMR §§3103.2, 1010 Irving LLC (the “Applicant”) seeks a variance from the lot width requirements under §§401.3, to allow the construction of two one-family, semi-attached dwellings on two new record lots in the R-2 District at premises 1010 Irving Street N.E. (Square 3877, Lot 7)

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. The Applicant will provide two vehicular parking spaces at the rear of Lot B to serve both Lots, accessible by the existing public alley network. The Applicant may be required to establish a perpetual access easement for Lots to ensure future homeowners of Lot A have access to the required parking spaces. 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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