GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DIVISION OF TRANSPORTATION

Transportation Policy and Planning Administration

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MEMORANDUM

TO: Director
Jerrily R. Kress, FAIA
Office of Zoning

FROM: Kenneth Laden
Associate Director for Transportation Planning

DATE: APR 17 2002

SUBJECT: BZA Application 16860 - Conversion of Apartment Buildings into Single Family Row Dwellings, 2-Unit Flats, and Off Street Parking Lot, zoned R-4 District.

The Department of Public Works, District Division of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum dated February 25, 2002. This memorandum **addresses the transportation elements of the application.**

District of Columbia Housing Authority (DCHA) filed the application. The property is bounded on the east by 14th Street, on the northwest by Kentucky Avenue and on the south by C Street, S.E. These streets are local streets. The property is presently vacated and boarded-up and was previously used for apartment dwellings. The applicant wishes to demolish the existing apartment buildings and replace them with 2-Single Family Row Dwellings and 18 –(2Unit Flats). The applicant has requested among other variances:

1. Variance from location of parking spaces requiring each dwelling parking space in open area of the lot to be within the rear yard and side yard.

2. Variance from off street parking requiring fourteen feet wide driveway to the parking lot.

BZA
Case No. 16860
Exhibit No. 29
Board of Zoning Adjustment
District of Columbia
CASE NO.16860
EXHIBIT NO.29

The applicant is required to provide a parking space for each dwelling unit within the rear yard and side yard. According to the applicant's site plan, eight dwelling units do not have eight parking spaces within the rear yard due to the existing conditions but were provided for within the property. The parking spaces are less than one hundred and twenty feet from any of the dwelling units affected.

It is also required that fourteen feet wide, two-way driveway to the off street parking spaces be provided. The applicant provided a ten feet wide driveway instead.

The applicant has stated that he was going to provide an easement agreement that will include the provision of fourteen feet wide driveway, and that a certified copy must be presented to the Zoning Administrator prior to the issuance of the building permit for the new construction. The agreement will be executed and recorded at the District of Columbia Recorder of Deed. At this stage of the application, the easement agreement is not due.

The off street parking spaces are so located as to furnish reasonable and convenient parking facilities for the occupants of the dwellings that they are designed to serve. The fourteen feet wide driveway will **no longer be an issue if** the easement agreement is provided as indicated.

Therefore, from the transportation standpoint**,** the proposed use will not have an adverse traffic or parking impact on the neighboring residential area**.** Accordingly, DDOT has **no** objection to the proposal.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS

Building and Land Regulation Administration
Office of the Zoning Administrator

April 9, 2002

MEMORANDUM

To : Lawrence Nwankwo
Department of Public Works/D DOT
Office of Policy and Planning

From : **Toye Bello**
Acting Zoning Administrator

Re : Board of Zoning Adjustment Case Number 1680- Kentucky Courts 264-74 Kentucky Avenue, SE, 1360-64 C Street, SE, 245-65 14th Street, SE, 1368 C Street, SE (Rear) Lots 74 and 75 (Per Sub) In Square 1039

I have reviewed the subject Board of Zoning Adjustment case documents for the proposed construction of two (2) row single family dwellings, eighteen (18) town unit flats with accessory parking on an adjacent lot. There are five areas of relief required . The Board of Zoning Adjustment relief is as follows:

1. Special Exception from Section 2116, the location of parking requirement in the R-4 residential zone (Section 3104)
2. Variance from Section 2101.1, the Schedule of Off Street Parking in the R-4 Zone. (Section 3103)
3. Variance from Section 403.2 the maximum allowable lot occupancy requirement for a row structure in the R-4 Zone (Section 3103).
4. Variance from Section 401.3, the minimum lot area and lot width requirements in the R-4 Zone (Section 3103).
5. Variance from Section 404.1, the minimum rear yard setback requirement in the R-4 Zone (Section 3103).

OFF STREET PARKING:

A Special Exception from DCMR Title 11, Section 2116, The location of Parking Spaces is required to locate required and additional parking spaces.

Pursuant to Section 2116.9, of the DC Zoning Regulations:

> " The Board may impose conditions on any accessory or non accessory parking spaces as to screening, coping, setbacks, fences, the location of entrances and exits or any other requirement it shall deem necessary to assure the continued provision and maintenance of the spaces"

Under the provisions of Section 2117.8, DC Zoning Regulations, the following requirements must be met:

Section 2117.8: A driveway which provides access to required parking spaces shall met the following standard:

A/ It shall have a maximum grade of not more than twelve percent (12%) with a vertical transition at the property line.

B/ A driveway serving a one family dwelling or flat or which otherwise serves only one parking space shall be not less than seven feet in width:

C/ A driveway not serving any use other than a one-family dwelling or flat, or which serves more than one (1) parking space shall be as follows:

1. Not less than twenty-five (25ft..) from a street intersection as measured from The intersection of the curb line extended;
2. Not less than twelve feet (12 ft.) in width if designed for on-way circulation or fourteen feet (14ft.) if designed for two-way circulation and
3. Not more than twenty-five feet (25 ft.) in width.

D/ A driveway which provides access directly from a street to a row dwelling or a flat shall be a minimum of twenty-eight feet (28ft..) from all adjacent driveways which provide access directly from a street to a row dwelling or a flat as measured from the nearest edge of each such driveway opening.

I do not see that the driveway or any off-street parking spaces overlapping private property is an issue because if the Board of Zoning Adjustment approves the proposed project and issues a final order with or without conditions, the Zoning Administrator's Office will require that an easement agreement be executed and recorded at the DC Recorder of Deeds Office. A certified copy must be presented to the Zoning Administrator prior to the issuance of any building permit(s) for new construction. The easement agreement prevents any impediment to access. In addition, the condominium Declaration and by Laws & Subdivisions which will later be filed will again cover ingress, egress and parking spaces. Covenants and condominium documents are never required prior to a Board of Zoning Adjustment Public Hearing.

Additionally, please be advised that all of the proposed structures do not require relief from the aforementioned paragraphs.

Should additional information be required, you may contact me at telephone number (202) 442-9554.

Cc: Jerrily R. Kress, FAIA
Director, Office of Zoning