GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

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Transportation Policy and Planning Administration

MEMORANDUM

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D.C. OFFICE OF ZONING
2002 JUL 10 AM 9:34

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

FROM: Kenneth Laden for
Associate Director for Transportation Planning

DATE: July 8, 2002

SUBJECT: BZA No. 16895 – Application for Relief of Zoning Regulations to Allow for the Renovation of Two Single Family Dwelling Units in a R-4 Zoning District, Located at 1513 and 1515 Independence Avenue, SE, Lots 21 and 22, Square 1072-S

The District of Columbia Department of Transportation (DDOT) has reviewed the subject application and material for the above site. This memorandum addresses the transportation aspects of the proposal.

The applicant requests several zoning variances to allow for the renovation and expansion of two vacant single-family dwellings constructed before May 12, 1958 including minimum lot occupancy, minimum lot width, rear yard requirements and open court requirements. The proposed addition does not increase the intensity of the existing housing use by more than 25 percent of the aggregate, thus parking spaces shall not be required for the subject sites as listed in §2100.7. The applicant states that the subject properties are in a state of deterioration and are an eyesore to the community.

DDOT staff conducted a midday site visit. The abutting row dwellings are located mid-block on Independence Avenue near the intersection with 15th Street, SE. Several vacant properties were located in the immediate area. A ten-foot wide public alley bound the sites to the rear. The alley appeared to be used for dumping and was full of trash and debris that blocked the vehicular path. The design of the public alley restricts vehicle access to the rear of the sites due to a sharp turn in the alignment of the alley directly behind the subject sites.

The proposed renovation of the site would be an asset and remove blight from the community. The proposed use will not negatively effect on-street parking in the neighborhood, create dangerous or otherwise objectionable traffic conditions, or cause a large increase in the traffic volume for neighboring streets. Accordingly, DDOT has no objection to the proposal.

KL:lb

BZA
Case No. 16895
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.16895
EXHIBIT NO.25

d.

District Division of Transportation

FAX TRANSMITTAL

TO:	FROM:
Jerrily R. Kress	Lewis C. Booker
COMPANY:	DATE:
Office of Zoning	July 10, 2002
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
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PHONE NUMBER:	SENDER'S FAX NUMBER:
(202) 727-6311	(202) 671-0617
RE:	YOUR PHONE NUMBER:
BZA Case No. 16895	(202) 671-2238

☑ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

See attachments

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