District Department of Transportation

POLICY & PLANNING ADMINISTRATION

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MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Policy & Planning

DATE: DEC - 3 2002

SUBJECT: BZA Application No.16927 – Application for variance for the construction of 12 single-family dwellings units in an alley lots 57 thru. 61, 804 – 820 in square 274, Zoned R-4

The District Department of Transportation (DDOT) has reviewed the application and other materials accompanying your memorandum dated July 16, 2002. This memorandum addresses the transportation elements of the application.

The Public Welfare Foundation of 1200 U Street, N.W., Washington, D.C. filed the application. The property is bounded on the east by a dead–end unpaved public alley, on the west by a public alley, on the north by a public alley and on the south by a public alley and a vacant undeveloped lot. The property is zoned residential (R-4) and is presently undeveloped and vacant.

The owner is requesting a variance from section 2101.1 requiring a parking space for each dwelling unit in the R-4 Zone. Twelve parking spaces are required for the dwelling units. Only ten parking spaces are provided. The owner is also requesting a Special Exception pursuant to Section 2116 to allow for the required parking spaces to be located

BZA
Case No. 16927
Exhibit No. 41

Board of Zoning Adjustment
District of Columbia
CASE NO.16927
EXHIBIT NO.41

on a lot other than where the dwelling structure is located in the R-4 Zone. (Section 3: 04.1).

The District Department of Transportation has conducted a site visit of the property and discovered that dwelling units 10, 11 and 12 are bounded in the east by a narrow and unpaved 10' wide alley. The alley has a dead-end at the south. Parking spaces are provided next to the alley (see the survey plat) and will generate a two-way traffic flow creating **a serious safety issue.** There is no information in the application on traffic study showing how traffic will flow in the building complex bounded on all sides by public alleys.

DDOT supports the request for the reduced number of parking spaces to 10. DDOT does not support the site plan as proposed with access to parking for units # 10, 11, and 12 off the 10-foot wide alley. We recommend instead that parking spaces # 10, 11, and 12 be accessed from the 25-foot wide alley.