GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D.C. 20001

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Rec'd. 2.4.03

MEMORANDUM

TO: Joel Lawson
Development Review Specialist
Office of Planning

FROM: Kenneth B. Ellerbe
Fire Marshal

DATE: December 12, 2002

SUBJECT: BZA Application No. 16927

The D.C. Fire and EMS Department responded to the above BZA Application on October 1, 2002. We had no objections to this project, provided the applicant agreed to install an approved sprinkler system inside each home. Based on information submitted regarding parking spaces, members of my staff made another site inspection. As the plan is currently presented, there is accessibility to all 12 proposed units. However, our concerns would be vehicles parking in the east alley which would hinder emergency response apparatus. Therefore, a provision should be included to prohibit parking in the east alley.

If you have any questions, please contact my office at 727-3659.

BZA
Case No. 16927
Exhibit No. 43

Board of Zoning Adjustment
District of Columbia
CASE NO.16927
EXHIBIT NO.43

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

RECEIVED
D.C. OFFICE OF ZONING
2003 MAR 31 AM 9:23

MEMORANDUM

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

FROM: Kenneth Laden
Associate Director for Transportation Policy & Planning

DATE: MAR 25 2003

SUBJECT: **Supplementary** BZA Application No.16927 – Application for variance for the construction of 10 single-family dwellings units in alley lots 57 thru. 61, 804-820 in square 274, Zoned R-4

The District Department of Transportation (DDOT) has reviewed the supplementary application and other materials on the above subject as requested by the Board. A memorandum on the supplementary application was received on January 3, 2003. A revised drawing on the same subject dated January 29th, 2003 was received on January 30, 2003. A meeting was held with the applicant on February 24, 2003. On February 28, 03, the applicant requested additional time to submit more drawings. A revised site plan drawing was received on March 11th, 2003.

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, 10' wide unpaved public alley, on the west by a 10' wide public alley, on the north by a 15' wide public alley and on the south by a 15' wide public alley and a vacant undeveloped lot. The 15' wide alleys are running East- West and have direct connection to 12th and 13th Streets. The property is zoned residential (R-4) and is presently undeveloped and vacant.

The applicant provided 12 parking spaces for 10 units. Parking space #12 has been deleted for safety reasons leaving 11 parking spaces. Therefore adequate parking spaces have been provided for the 10 units as required by Title Eleven. The owner is requesting a Special Exception pursuant to Section 2116 to allow for the required parking spaces to be located on a lot other than where the dwelling structure is located in the R-4 Zone.

BZA
Case No. 16927
Exhibit No. 44

(Section 3: 04.1). These parking spaces are not within the respective unit property but are within a reasonable walking distance to each unit - a distance not exceeding 150ft.

The applicant has indicated that he was going to work with the neighborhood ANC and the residents in the area to make vehicular circulation in the alley **a one-way system** because the alleys are too narrow for **a two-way circulation system.** He also indicated to work with DDOT to install all necessary safety signs at the property as needed.

From transportation stand point; DDOT is supporting the application as revised.