GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION

Transportation Policy and Planning Administration

MEMORANDUM

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

FROM: Kenneth G. Laden
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

DATE: June 3, 2005

SUBJECT: **BZA Application No. 17316 – Special Exception to Allow for the Construction of Eleven Single-Family Homes on a Single Subdivided Lot Located at 2700 R Street, SE, Square 5585, Lot 812, Zoned R-5-A**

The District Department of Transportation (DDOT) has reviewed the application and material submitted for the subject site. This memorandum addresses the transportation aspects of the proposal. DDOT has no objections to the project proposal.

The applicant, Randle Highlands Manor Limited Partnership, requests special exception approval by the Board of Zoning Adjustment to allow for the construction of ten single-family homes on the subject lot. Several variances are requested from the applicant including from lot occupancy and rear yard requirements. The proposed project must also comply with the requirements listed under *§410 - Special Exceptions for Groups of Residential Buildings in R-5 and R-4 Districts.*

The subject site is bounded by 27th Street, SE to the west, R Street, SE to the south, a 15' wide alley to the east and a private property to the north. The surrounding residential community is comprised of apartment buildings and townhouses. The application has been modified since the first submission to the BZA.

27th Street, SE will serve as the front entrance for eight of the proposed ten homes. The proposed new drive aisle provides access to parking at the rear of these dwelling units. One parking space is provided for each unit. The two units facing R Street, SE also have parking in the rear accessible by a public alley.

BZA
Case No. 17316
Exhibit No. 36

Board of Zoning Adjustment
District of Columbia
CASE NO. 17316
EXHIBIT NO. 36

DDOT had several concerns with the initial site plan that have been addressed by the applicant. The applicant has revised the site plans by removing one of the proposed new townhouses, arranged all units to face a public street and by reconfiguring vehicular access drives. Accordingly, DDOT has no objections to the application.

KL:lb