

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DISTRICT DEPARTMENT OF TRANSPORTATION



Transportation Policy and Planning Administration

To: Jerrily Kress, FAIA
Director
Office of Zoning

From: Kenneth G. Laden *KG Laden*
Associate Director for Transportation Planning
Transportation Policy and Planning Administration

Date: June 9, 2005

**Re: BZA 17364 – CIH/VMS Restorations, LLC Square 5740, Lot 852;
Skyland Terrace, S.E.**

NO. 17364
2005 JUN 16 PM 2:59

The District Department of Transportation (DDOT) has reviewed the application and attached materials for the subject site. This report addresses the transportation related impact of the proposed development.

The project seeks a special exception for permission to develop seven (7) townhomes with seven (7) off-street parking spaces within an R-5-A zoning district, on a currently vacant lot owned by the District of Columbia. The land is part of the Home Again Initiative, a project to decrease the number of vacant and abandoned residential properties within the District of Columbia.

A variance is being requested from the requirement that parking spaces be located in a rear or side yard, with a proposal for one parking space located in the front of each townhouse. The variance is requested due to the steep topography of the site, which slopes down from the front to the rear of all the lots. The number of parking spaces proposed is equal to the number required by zoning regulations.

The placement of parking in the front of the homes, along Skyland Terrace, S.E. as opposed to on the side or back of the lots, may require automobiles to back in or out of the spaces directly onto the street. Due to the small number of spaces and relatively light residential street traffic on Skyland Terrace, DDOT foresees only a slight impact on traffic as a result of the variance and the development project as a whole. Accordingly, DDOT has no objections to the application.

BZA

Case No.

17364

Exhibit No.

21

2000 14th Street, N.W., Washington, D.C. 20009 (202) 671-2730

Board of Zoning Adjustment
District of Columbia
CASE NO. 17364
EXHIBIT NO. 21