

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe 
Associate Director

DATE: February 16, 2016

SUBJECT: BZA Case No.19188 – 1719 T Street, NW

APPLICATION

Reneau Real Estate, LLC (the "Applicant"), requests variances from the FAR requirements under § 402.4, the lot occupancy requirements under § 403.2, and the closed court requirements under § 406.1, and a special exception from the green area ratio requirements under § 3401.2, to construct a three-story, four-unit apartment house with two parking spaces in the R-5-B District at the premises of 1719 T Street, NW (Square 151, Lot 10).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant's request and determined that based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. The proposed project may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips and on-street parking demand with an increase in the number of dwelling units. DDOT has concerns regarding the proposed projection of an areaway to access the cellar level and the projection of the ground level stairs to access the first floor. The District of Columbia Municipal Regulations (DCMR) restricts areaway projections to six-foot five-inches. This projection restriction also includes stairs that are needed for cellar access. In addition, the DCMR restricts stair projections to ten feet into public space. The proposed design of the areaway and ground level stairs exceed limits per the DCMR. Despite these projections, DDOT has no objection to the approval of the requested variances and special exception.

DDOT's lack of objection to this zoning variance should not be viewed as an approval of public space elements. Areaways and stair projections will require approval through DDOT's public space permitting process, as do any other elements in public space not identified above that require approval. The Applicant may refer to the DCMR and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in the Public Realm Design Manual.

SZ:rj

Board of Zoning Adjustment
District of Columbia