

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: March 8, 2016

SUBJECT: BZA Case No. 19212 – 1000 Lamont Street, NW

APPLICATION

410 GooDBuddy, LLC (the "Applicant"), requests a variance from the off-street parking requirements under § 2101.1, to allow construction of a two-family dwelling in the R-4 District at premises 1000 Lamont Street, NW (Square 2845, Lot 129). The Applicant is seeking full parking relief from the one parking space that is required by zoning.

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 Applicant proposes building projections on the north and east elevations along Lamont Street and Sherman Avenue that extend four feet in public space. Per the District Code of Municipal Regulations (DCMR) § 3202 building projections are limited to three feet into public space along Lamont Street and four feet into public space along Sherman Avenue. In addition, the Applicant proposes a window well with a fence at ground level. Per the DCMR § 3202.9.1.4, the height of the fence cannot be less than 42-inches but may not exceed 48-inches.

The project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested variance.

The Applicant is expected to pursue approval of projections through DDOT's permitting process, when final design of the proposed building projections, window well, and fence will be coordinated. The Applicant may refer to the District of Columbia Municipal Regulations 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

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