

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 *SZ*

DATE: April 12, 2015

SUBJECT: BZA Case No. 19233 – 824 Varnum Street, NW

APPLICATION

824 Varnum LLC (the “Applicant”), requests a special exception from the use requirements under § 336, to convert an existing single family dwelling into a three-unit apartment house in the R-4 District at premises 824 Varnum Street, NW (Square 3024, Lot 50).

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. In addition, 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 special exception.

DDOT’s lack of objection to this zoning exception should not be viewed as an approval of public space elements. The Applicant is showing the addition of stairs leading to an areaway to access the cellar level that exceeds projection limits. The stairs must be included in the areaway projection limits of 6-1/2 feet as set per the District of Columbia Municipal Regulations § 3202.9.1.3. The Applicant is required to pursue a public space permit through DDOT’s permitting process for the proposed stair and areaway to the cellar level. 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

Board of Zoning Adjustment
District of Columbia