


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:** Jamie Henson  
Manager, Systems Planning 

**DATE:** January 18, 2017

**SUBJECT:** BZA Case No. 19421 – 18 T Street, NE

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APPLICATION

Edward and Donna Naybor (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under Subtitle E § 5201, from the lot occupancy requirements of Subtitle E § 304.1, to renovate a flat in the RF-1 Zone. The site is located at premises 18 T Street NE (Square 3509S, Lot 43). Trash pick-up, vehicular parking, and loading and unloading will continue to occur from the rear public alley.

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. DDOT has no objection to the approval of this special exception and expects the Applicant to restore the public space in front of the property to its original grade.

Public Space

DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. All elements of the project proposed to be located in public space, such as the areaway, sidewalk to basement entrance, and re-grading of public space require the Applicant to pursue a public space permit through DDOT’s permitting process.

While the Applicant’s public space concept is an improvement over the existing concrete pad in front of the site, DDOT is not supportive of the Applicant’s proposed connection to the basement apartment. The Applicant should construct an areaway designed so that stairs come from the existing staircase

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landing to the basement apartment rather than a direct at-grade sidewalk connection. The remaining public space should be landscaped public parking (green space) and the previous existing grade restored to match neighboring properties.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

JH:az