

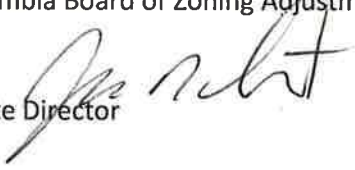
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jim Sebastian
Acting Associate Director 

DATE: May 25, 2017

SUBJECT: BZA Case No. 19498 – 1109 D Street SE

APPLICATION

Eric Petersen (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 from the accessory building use requirements of Subtitle U § 301.1(e), to construct a two-story accessory dwelling to be used as a garage with a second-story dwelling unit. There is currently one (1) vehicle parking space provided on-site, accessed via a rear alley network. The Applicant is not proposing to change the number of on-site parking spaces. The site is located in the RF-1 Zone at 1109 D Street SE (Square 992, Lot 65).

RECOMMENDATION

DDOT has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. The proposed action 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 these minor potential impacts, DDOT has no objection to the approval of the requested special exception.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19498

TRANSPORTATION ANALYSIS

Residential Permit Parking (RPP)

The site is located on the 1100 block of D Street SE, which is currently subject to the Residential Permit Parking (RPP) program restriction on both sides. Since this block has RPP restrictions, current and future residents are eligible to obtain Zone 6 parking permits.

Public Space

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the special exception should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, such as bicycle parking, the Applicant is required to pursue a public space permit through DDOT's permitting process. 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.

JS:kb