


GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jamie Henseon
Systems Planning Manager 

DATE: October 13, 2017

SUBJECT: BZA Case No. 19608 – 1310 Vermont Ave NW

APPLICATION

Jonathan Meyer and Philip Lawrence (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests variances from the minimum court requirements of Subtitle F § 202.1 and from the nonconforming structure requirements of Subtitle C § 202.2, to construct a side addition to an existing one-family dwelling and convert it to a nine-unit apartment house. There are currently two (2) vehicle parking space provided on-site accessed via the rear public alley network. The Applicant is not proposing to change the number of vehicle parking spaces with this application. The site is located in the RA-2 zone at 1310 Vermont Avenue NW (Square 242, Lots 86 and 59).

RECOMMENDATION

The District Department of Transportation (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 variances.

Public Space

DDOT’s lack of objection to the variances should not be viewed as an approval of public space elements. All elements of the project in public space such as the proposed bay windows, lead walks, and steps and stoop, require the Applicant to pursue a public space permit through DDOT’s permitting process.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19608

EXHIBIT NO. 37

Bay windows on this portion of Vermont Avenue NW may project a maximum of 4 feet into public space. Steps and stoops may project together a maximum of 10 feet into public space. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

JH:kb