


GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION



**d.** Planning and Sustainability Division

**MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** Anna Chamberlin  
Project Review Manager 

**DATE:** January 23, 2018

**SUBJECT:** **BZA Case No. 19684 – 2610 4<sup>th</sup> Street NE**

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**APPLICATION**

C&S Development, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions pursuant to the inclusionary zoning dimensional modifications of Subtitle C § 1002.2, and under Subtitle E § 5201 from the rear addition requirements of Subtitle E § 205.5 to subdivide the existing lot into three new lots and construct three flats in the RF-1 Zone. The site is currently occupied by a one-family dwelling and two (2) vehicle parking spaces that will be razed. The Applicant is required by zoning to provide three (3) vehicle parking spaces and is proposing to provide four (4) in the rear accessed via the existing 16-foot public alley. The site is located at 2610 4th Street NE (Square 3551, Lot 801).

**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. DDOT has no objection to the approval of the requested special exceptions.

Public Space

DDOT’s lack of objection to the special exceptions should not be viewed as an approval of public space elements. Any elements of the project proposed in public space, such as the new areaway, window wells, stoop and stems, and the leadwalk, require the Applicant to pursue a public space permit through DDOT’s permitting process. The right-of-way cards for this portion of 4<sup>th</sup> Street NW show 12-feet of sidewalk and 5 ½ feet of “public parking” space. The Applicant must maintain these distances in front of the property and are responsible for updating the streetscape to meet DDOT standards which may include adding additional street trees. Stoops may project a maximum of 5 feet into public space.

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Areaways, including stairs, may project no more than 6 ½ feet into public space and should not connect directly to the public sidewalk, but rather the leadwalk to the main front door. The width of an areaway may extend the full width of a property up to 8 feet from the lot lines extended. The area in the front that is not a leadwalk should remain vegetated.

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The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT's recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:kb