GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

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d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
            Project Review Manager

DATE: April 11, 2018

SUBJECT: **BZA Case No. 19718 –** 1800 5th Street NW

APPLICATION

Revie Dow, LLC (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests an area variance from the lot area requirements of Subtitle E § 201.4, to add two (2) units to an existing four-unit apartment house in the RF-1 Zone. The site does not currently accommodate vehicle parking, and vehicle parking is neither required nor proposed. The site is located at 1800 5th Street NW (Square 475, Lot 46).

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 variance.

Public Space

DDOT's lack of objection to the requested variance should not be viewed as an approval of public space elements. Any elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT's permitting process.

DDOT notes that, per DCMR 24-226.1, the location of the placement of a utility meter within public space requires a permit. The freestanding utility meter appears to have been installed within the last two years but was not permitted. The meter should be relocated to an existing structural wall in an area that is not visible from the sidewalk.

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:pr