

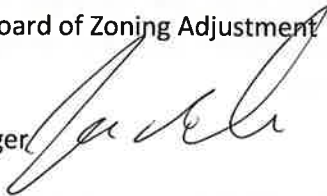
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Project Review Manager 

DATE: March 29, 2018

SUBJECT: **BZA Case No. 19729** – 2901 N. Capitol Street NE

APPLICATION

Tracey Turner (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions under Subtitle D § 5201 from the rear yard requirements of Subtitle D § 306.2, from the pervious surface requirements of Subtitle D § 308.3, and from the nonconforming structure requirements of Subtitle D § 202.2. Pursuant to Subtitle X, Chapter 10, the Applicant requests variance relief from the lot occupancy requirements of Subtitle D § 304.1 and 5201.3(e) to retroactively permit an addition to a single-family attached dwelling in the R-3 zone. The site is located at 2901 N. Capitol Street SE (Square 3500, Lot 33).

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation’s capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As a means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multimodal transportation network.

The purpose of DDOT’s review is to assess the potential safety and capacity impacts of the proposed action on the District’s transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT has no safety or capacity concerns, but notes that there are numerous public space issues:

- On June 30, 2017, the site was issued a public space permit (#PA204924) for areaway and balcony projections on Girard Street NE. The existing areaway and balcony do not adhere to the permit’s approval;

Board of Zoning Adjustment
District of Columbia
CASE NO. 19729

EXHIBIT NO. 60

- A portion of public space near the alley has been paved to accommodate vehicle parking, which is not allowed;
- The comment record of reviewing agencies indicates that during the review of permit #PA204924, the Applicant was made aware that vehicle parking is not allowed in public space;
- The site contains a deck above the areaway which was not permitted and projects into public space beyond the permissible limit of five (5) feet; and
- There are lead walks within public space that have not been permitted.

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 variances and special exceptions.

CONTINUED COORDINATION

DDOT's Planning and Sustainability Division (PSD) has reported the subject site to the DDOT System Inspection and Oversight Division (SIOD) to monitor the restoration of public space. DDOT looks forward to further coordination with the Applicant to bring the aforementioned public space elements into compliance.

TRANSPORTATION ANALYSIS

Vehicle Parking

Based on the provided drawings, it appears there are two (2) dwelling units in the existing structure. Per Subtitle C § 701.5, the Applicant is required to provide one (1) vehicle parking space. The site can accommodate two (2) vehicles today, however, a portion of the paved parking area falls within public space. The permitting system's comment record indicates that during the review of permit #PA204924, the Applicant was made aware that vehicle parking is not allowed in public space. The Applicant should remove the existing paved parking area within public space. The Applicant may retain the paved area on private property to accommodate its required vehicle parking space.

Public Space

DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. The Applicant previously submitted public space permit applications for an areaway and balcony (#PA204924). Based on the proposed plat, it appears that the construction of the areaway and balcony is not consistent with the approved public space permit's plan and extends beyond the permitted projection limits. Since the approval of permit #PA204924, it appears that the Applicant has constructed a deck above the areaway. DDOT notes that the subject property has a number of DCRA building permits on record dating back to December 7, 2015, which include the construction of the deck above the balcony, however, this permit was not subject to public space review. The Applicant should remove the non-approved structures and parking area or seek retroactive public space approval through the public space permitting process.

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

