

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: May 23, 2018

SUBJECT: BZA Case No. 19768 – 1735-1737 10th Street NW

APPLICATION

CDDC 1735-1737 10th St NW 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 under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, and pursuant to Subtitle X, Chapter 10, for variances from the lot occupancy requirements of Subtitle E § 304.1, the rear yard requirements of Subtitle E § 306.1, and the side yard requirements of Subtitle E § 307.1, to construct two new flats on two vacant lots. The site is located at 1735 and 1737 10th Street NW (Square 363, Lots 105 and 106) in the RF-1 Zone.

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 and variances.

TRANSPORTATION ANALYSIS

Vehicle Parking

Subtitle C § 701.5 of the Zoning Regulations requires a total of one (1) vehicular parking spaces (1 per 2 units) for the proposed two (2) new units. The Applicant is proposing to provide the required one (1) vehicular parking space on-site, but due to lot size constraints cannot provide the standard 9 foot by 18 foot space on a 17 foot lot. The Applicant is proposing an 8 foot by 16 foot parking pad to adjust for the narrow lot width which will be accessed via the existing 15 foot public alley.

Board of Zoning Adjustment
District of Columbia

Public Space

DDOT's lack of objection to the requested special exceptions and variances should not be viewed as an approval of public space elements. All elements of the project in the public space, such as a stoop and steps, an areaway, a leadwalk, and a bay window, require the Applicant to pursue a public space permit through DDOT's permitting process. Areaways on an 85-foot right-of-way can project 6 feet 6 inches and stoops and steps can project a maximum combination projection of 10 feet from the property line. Bay windows may project a maximum of 4 feet from the property line.

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