


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: June 15, 2018

SUBJECT: **BZA Case No. 19781** – 524 Jefferson Street NW

APPLICATION

ROK Development LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exception under the residential conversion requirements of Subtitle U § 320.2 to construct a third-story and rear addition to an existing principal dwelling unit and convert the structure into a three-unit apartment house. The site currently provides one (1) vehicle parking space in a garage that is proposed to be demolished and replaced by one (1) tandem space made of permeable “grasscrete” material and two (2) standard vehicle parking spaces accessible by a rear 20-foot public alley. The site is located in the RF-1 Zone at 524 Jefferson Street NE (Square 3209, Lot 102).

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 exception.

Public Space

DDOT’s lack of objection to the requested special exception should not be viewed as an approval of public space elements. All elements of the project proposed in public space require the Applicant to obtain a public space permit through DDOT’s permitting process.

DDOT notes that the Applicant is proposing an areaway, steps, porch, and fencing within public space. At this location on Jefferson Street NW, areaways and porches may project up to 6.5 feet and 5 feet, respectively, into public space. Steps may project up to 10 feet as measured from the property line. It is not clear from the drawings if the proposal meets these public space design requirements.

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The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and the most recent version of DDOT's 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