


**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: July 13, 2018

SUBJECT: BZA Case No. 19803 – 1151 Oates Street NE

APPLICATION

1151 Oates St NE 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 the residential conversion provisions of Subtitle U § 320.2, and under Subtitle E § 5201 from the side yard requirements of Subtitle E § 307.4, and the nonconforming structure requirements of Subtitle C § 202.2, to construct a third story and a three-story rear addition to an existing flat to convert it to a three-unit apartment house. The Applicant proposes to provide three (3) vehicle parking spaces accessed via a 20 foot rear public alley, which exceeds the vehicle parking Zoning requirement of two (2) spaces. The site is located at 1151 Oates Street NE (Square 4064, Lot 804) 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. The proposed action may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Despite these minor potential impacts, DDOT has no objection to the approval of the requested special exceptions.

PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT’s lack of objection to the requested special exceptions should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, such as stoop and steps, an areaway, and leadwalk, the Applicant is required to pursue a public space permit through DDOT’s permitting process.

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DDOT notes that the Applicant's submitted materials indicate changes in public space. Stoop and steps may only project 10 feet from the property line (5-ft for the porch, 5-ft for the steps) and areaways may project up to 6 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