


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
Neighborhood Planning Manager 

DATE: September 21, 2018

SUBJECT: BZA Case No. 19820 – 1128 Buchanan Street NW

APPLICATION

Cambridge Holdings 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 convert an existing principal dwelling unit to a three-unit apartment house. Per the Applicant’s Self-Certification Form, the use is required to provide one (1) vehicle parking space. The Applicant proposes to meet this requirement by providing two (2) spaces accessed via the 15-foot rear public alley. The site is located in the RF-1 Zone at 1128 Buchanan Street NW (Square 2918, Lot 113).

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 application should not be viewed as an approval of public space elements. All elements of the project proposed in public space, such as an areaway, require the Applicant to pursue a public space permit through DDOT’s permitting process. Areaways in this portion of Buchanan Street NW may project up to 6 feet 6 inches including the steps leading down.

The Applicant should refer to Titles 11, 12A and 24 of the [DCMR](#), DDOT’s [Design and Engineering Manual](#), and DDOT’s [Public Realm Design Manual](#) for public space regulations and guidance.

AC:kb

Board of Zoning Adjustment
District of Columbia
CASE NO. 19820