


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: October 19, 2018

SUBJECT: BZA Case No. 19854 – 824 13th Street NE

APPLICATION

824 13th Street 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 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, from the rear yard requirements of Subtitle E § 306.1, and from the side yard requirements of Subtitle E § 307.1 to construct a new 2-unit flat. The site is located in the RF-1 Zone at 824 13th Street NE (Square 1003, Lot 0145).

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.

VEHICULAR PARKING

On the Self-Certification Form, the Applicant indicates the project is required to provide one (1) vehicle parking space, and is requesting vehicle parking relief from one (1) space. Subtitle C § 703.4 of the Zoning Regulations requires that any request for a reduction in the minimum required parking include a transportation demand management (TDM) plan approved by DDOT. Given the size of the project and land use, DDOT does not find a TDM plan necessary.

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PUBLIC SPACE

DDOT's lack of objection to the application 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 a leadwalk, stoop and steps, or an areaway, the Applicant is required to pursue a public space permit through DDOT's permitting process. Stoop and steps may project up to 10-ft and areaways up to 6-ft 6-in. Steps leading down to the lower level unit should be calculated in the areaway dimension. The proposed plan shows an areaway of 10-ft, which should be reduced to meet DDOT standards. It also appears the Applicant is proposing to store trash under the steps, which is why the areaway is projecting out beyond 6-ft 6-in. Trash should not be stored in public space and the Applicant should find a way to store the trash internal to the building and bring it to the curb on trash pick-up days.

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