

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: January 18, 2019

SUBJECT: BZA Case No. 19891 – 1657-1661 Gales Street NE

APPLICATION

1657-1661 Gales Street, LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests an area variance from the lot dimension requirements of Subtitle E § 201.1, to construct two new flats with four units. Per the Applicant’s Self-Certification Form, the use is required to provide one (1) off-street parking space, however, two (2) vehicle parking spaces are proposed on-site via the rear public alley. The site is located in the RF-1 Zone at 1657-1661 Gales Street NE (Square 4540, Lots 184, 185, 186).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

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 balconies, stoop and step, and areaway, the Applicant is required to pursue a public space permit through DDOT’s permitting process. 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.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19891
ddot.dc.gov
EXHIBIT NO. 49

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