

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

A handwritten signature in black ink, appearing to read 'A Chamberlin', is placed over the name 'Anna Chamberlin' in the 'FROM' field.

DATE: January 25, 2019

SUBJECT: BZA Case No. 19910 – 5935 Colorado Avenue NW

APPLICATION

Tim Baird (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests area variances from the floor area ratio requirements of Subtitle F § 302.1, from the lot occupancy requirements of Subtitle F § 304.1, from the side yard requirements of Subtitle F § 306.1, and from the penthouse setback requirements of Subtitle C § 1502.1, to convert an existing detached principal dwelling unit to a five-unit apartment house. Per the Applicant’s Self-Certification Form, the use is required to provide two (2) off-street parking spaces. The project is proposing two (2) on-site vehicle parking spaces accessed from the rear public alley. The site is located in the RA-1 Zone at 5835 Colorado Avenue NW (Square 2937, Lot 832).

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, 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. 19910
ddot.dc.gov
EXHIBIT NO. 30

AC:kb