

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: March 29, 2019

SUBJECT: BZA Case No. 19968 – 4461 B Street SE

APPLICATION

District Properties (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, is requesting area variances from the lot dimension requirements of Subtitle D § 302.1, and the side yard requirements of Subtitle D § 307.1, to construct a new detached principal dwelling. Per the Applicant’s Self-Certification form, the project is required to provide one (1) off-street parking space and is not proposing one with this application. Subtitle C § 702.3 states that if a single dwelling unit within an R or RF zone does not have access to an improved public alley, it is not required to provide on-site vehicle parking. The proposed project does not have public alley access and thus is not required to provide vehicle parking. The site is located in the R-2 Zone at 4461 B Street SE (Square 5351, Lot 62).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District’s transportation network. DDOT has no objection to the approval of this application.

ANALYSIS

Special Trees

It appears there may be a Special Tree or Heritage tree on the site, and the Applicant should submit for a Special Tree permit removal and hire an Arborist to confirm the tree size and assess the health of the tree. Heritage Trees are defined as a tree with a circumference of 100 inches or more and are protected by the Tree Canopy Protection Amendment Act of 2016. Private property trees between 44 and 99.9-in

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circumference are considered Special Trees. With approval by the Mayor and Urban Forestry Division (UFD), Heritage Trees might be permitted to be relocated. As such, the Applicant may be required to redesign the site plan in order to preserve the Non-Hazardous Heritage Trees. If the trees are identified as Special Trees, the Applicant will need to apply for a Special Tree Removal Permit and pay the required fee.

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 this application should not be viewed as an approval of public space design. If any portion of the project has elements in the public space requiring approval, such as a leadwalk or fence, the Applicant is required to pursue a public space permit through DDOT's permitting process. Fences should be no taller than 42-inches and must be 50 percent open in nature. All gates must swing inward and not out into the sidewalk. DDOT expects the proposed public space design to meet all District standards. 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