

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: May 24, 2019

SUBJECT: BZA Case No. 20018 – 1646 3rd Street NW

APPLICATION

Mount Sinai Baptist Church (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 use permissions of Subtitle U § 320.1(b), to operate a community service center on two floors of an existing building. On the Self-Certification Form, the Applicant indicates the project is required to provide two (2) vehicle parking space, and is proposing to maintain the existing 21 vehicle parking spaces accessed off of a public alley and existing curb cut on 3rd Street NW. The building currently functions as a Sunday school building with Administrative Offices. The site is located in the RF-1 Zone at 1646 3rd Street NW (Square 520, Lot 109).

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. It appears that the existing curb cut on 3rd Street NW is too close to the intersection and does not meet DDOT standards. DDOT recommends that given the alley access to the parking area, the Applicant consider closing the

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curb cut. 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.

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