

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. 20023 – 1005 P Street NW

APPLICATION

Matthew Oppenheim (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks approval for special exceptions under Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 304.1, the minimum rear yard setback requirements of Subtitle E § 306.1, and from the nonconforming structure requirements of Subtitle C § 202.2, to enclose an existing second-story rear porch, and to convert an existing flat to a semi-detached principal dwelling unit. The Applicant is required to provide one (1) parking space and will be providing access via the 10 foot alley. The site is located in the RF-1 Zone at premises 1005 P Street N.W. (Square 337, Lot 30).

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.

PUBLIC SPACE

DDOT’s lack of objection to this application should not be viewed as an approval of public space design. All elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT’s permitting process. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\) website](#).

The Applicant will need to apply for the elements identified below and any other features proposed in public space:

- Porch- The front porch is currently shown extending eight (8) feet into public space. On this street, porches may project no more than five (5) feet (DCMR Title 12, Chapter 32 Encroachments into the Public Right-of-Way);
- Steps and ramps- The dimensions of the proposed front steps project are not shown on the proposed site plan. On this street steps are not allowed to project more than 10 feet;
- All other public space elements, such as lead walks, will require public space approval.

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 and the most recent versions of DDOT's Design and Engineering Manual and Public Realm Design Manual for public space design guidance.

AC:cl