

# 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:** August 30, 2019

**SUBJECT:** BZA Case No. 20106 - 328 Kentucky Avenue SE

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#### APPLICATION

Jorge Ventura (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 11, requests Chapter 9, for a special exception under Subtitle C § 703.2 from the minimum parking requirements (one space) of Subtitle C § 701.5, and pursuant to Subtitle X, Chapter 10, for an area variance from the lot occupancy requirements of Subtitle E § 304.1, to construct a two-story, principal dwelling unit addition on an existing retail use building. The site is in the RF-1 Zone at 328 Kentucky Avenue SE (Square 1039S, Lot 17).

#### 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, but notes several significant public space design issues below that will impact the design of the building.

#### 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.

DDOT notes the following public space issues with the Applicant's proposal:

- Screens – The proposed site plan indicates that a lattice screen will be placed within public space along 14th Street SE. No screens are allowed in public space and should be removed on the plan;

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- Trash - The proposed site plan indicates that trash will be stored in public space along 14<sup>th</sup> Street SE. Trash must be relocated and placed within private property and not in the public right-of-way;
- Doors - The proposed site plan indicates that doors along 14<sup>th</sup> Street SE and Kentucky Avenue SE will swing into public space. No permanent door or window shall open outward on public spaces (DCMR 12-3202.11.4.1);
- Canopy - The proposed site plan indicates a residential entryway canopy to be located along 14<sup>th</sup> Street SE, however the dimensions of the canopy are not provided. Canopies along 14<sup>th</sup> Street SE shall not exceed 5 feet into public space (DCMR 12-3202.12.2). The doors must be recessed into the building and all entrances should be constructed at grade with the existing sidewalk to minimize the need for stairs and ramps in public space;
- Bay windows - The proposed site plan does not indicate the dimension of the bay windows. Bay windows along Kentucky Avenue SE and 14<sup>th</sup> Street SE should not project more than four (4) feet and may not project the entire length of the building; and
- All other elements of the project proposed in public space, such as special paving, lead walks, and outdoor patio spaces, require the Applicant to pursue a public space permit through DDOT's permitting process. The applicant should reduce the amount of paving in public space and increase the amount of green space.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) prior to filing a public space permit application to obtain feedback from the Office of Planning (OP) and DDOT staff.

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 regulations and design guidance.

A permit application can be filed through the DDOT Transportation Online Permitting System (TOPS) website.

AC:cl