

Government of the District of Columbia

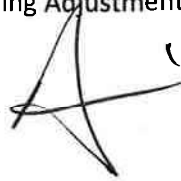
Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Neighborhood Planning Manager 

DATE: September 25, 2019

SUBJECT: BZA Case No. 20114 – 3569 Warder Street NW

APPLICATION

3569 Warder LLC (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 residential conversion provisions of Subtitle U § 320.2, with waivers from the chimney and external vent requirement of Subtitle U § 320.2(f) and the rooftop architectural element requirement of Subtitle U § 320.2(h), and under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to convert an existing two-story, semi-detached principal dwelling unit into a five-unit semi-detached apartment building. The site is located in the RF-1 Zone at 3569 Warder Street NW (Square 3035, Lot 820).

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.

TRANSPORTATION ANALYSIS

Vehicular Parking

Subtitle C § 701.5 of the Zoning Regulations requires a total of three (3) vehicular parking spaces for five (5) units. The Applicant is requesting relief from the minimum parking size of 9-ft by 19-ft for two (2) of the three (3) spaces and proposes two (2) 8-ft by 16-ft, compact vehicular parking spaces in addition to one full size parking space for a total of three (3) vehicular parking spaces. The spaces can be accessed via the existing public alley in the rear. DDOT has no objection to the requested relief from parking space

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size requirements. Since the Applicant is still providing the minimum number of spaces required, DDOT did not require a TDM plan, per § 703.4.

The Applicant is also proposing to purchase one (1) vehicle parking space at 3573 Warder Street NW, an adjacent property and thus will have a total of four (4) private parking spaces.

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 this or future projects at the property propose elements within District owned public space, such as close a curb cut, the Applicant is required 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 is proposing to close the curb cut on Warder Street NW, which DDOT supports. The Applicant will need to replace the curb cut with curb and gutter. The existing parking box stops north of the curb cut, the Applicant will need to work with curbside management to extend the box in front of the closed curb cut in order to add additional street parking.

DDOT expects the adjacent public space to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), and the most recent version of DDOT's [Design and Engineering Manual](#), and DDOT's [Public Realm Design Manual](#) for public space regulations and design guidance.

AC:kb