

Government of the District of Columbia

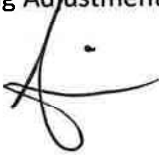
Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Neighborhood Planning Manager 

DATE: September 17, 2019

SUBJECT: BZA Case No. 20116 – 2705 11th Street NW

APPLICATION

Elee and Joseph Wakim (jointly, 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 use permissions of Subtitle U § 320.2, and pursuant to 11 DCMR Subtitle X, Chapter 10, for variances from the residential conversion requirements of Subtitle U § 320.2(d), and the minimum parking size and layout requirements of Subtitle C § 712.5, to convert an existing flat into a three (3) unit apartment. The site is located in the RF-1 Zone at 2705 11th Street, NW (Square 2858, Lot 18).

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 two (2) vehicular parking spaces for three (3) units. The Applicant is requesting relief from the minimum parking size of 9-ft by 19-ft and proposing to provide two (2) compact vehicular parking spaces, 8-ft by 16-ft in the rear accessed via the existing public alley. DDOT has no objection to the relief requested.

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, 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.

DDOT notes that the existing areaway appears to meet the building projection requirements for an areaway on a 90-ft right-of-way, 6 ½ feet, as designed. Any changes to the lower level unit should not change the areaway projection in such a way that it is no longer compliant in public space.

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