

# 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:** January 10, 2020

**SUBJECT:** BZA Case No. 20187 – 1101 5th Street NW

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### APPLICATION

Jon-Joseph Russo (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests for a special exception under the RA-use requirements of Subtitle U § 420.1(b), and pursuant to Subtitle X, Chapter 10, for area variances from the floor area ratio requirements of Subtitle F § 302.1, and from the lot occupancy requirements of Subtitle F § 304.1, to permit an art gallery use in the first floor (approximately 1,000 SF) and a residential second story addition (250 SF) to an existing semi-detached principal dwelling unit. The Applicant is not required to provide additional parking and no changes to the existing number spaces, currently one (1) vehicle parking space, are proposed. The site is located in the RA-2 Zone at 1101 5th Street NW (Square 514, Lot 849).

### 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 result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

### PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned 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

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permitting process. It is unclear from the Applicant's plans whether the garage space will continue to be used for vehicle parking or designed into a workshop space. If the garage will no longer be used for vehicle parking, the existing curb cut and driveway in public space on L Street NW should be closed per DEM 31.5.1, which states that all curb cuts to a property that do not lead to a legal and accessible vehicle parking space on private property, in a garage, or in a carriage house, should be closed.

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

AC:cl