

May 4, 2022

Via JZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Updated Plans and Plat DDOT Comments - BZA Case No. 20711 – 2628 MLK Ave., SE

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, an updated plat and updated plans are being submitted to the record. The plat and plans have been updated based on the following comments from DDOT;

- *The sidewalk area is shown as only 6-feet wide. This is narrower than DDOT’s standard 10 feet combined sidewalk and treebox area. The plans should be updated to show a 4-foot treebox zone and 6 foot sidewalk, consistent with the properties to the south;*
 - The plans have been updated to show the requested tree-box and sidewalk dimensions consistent with the properties to the south.
- *The Applicant is proposing a 20-foot driveway to Martin Luther King Jr Avenue SE. The Zoning Commission recently approved a Text Amendment (ZC 21-10) reducing the minimum drive aisle width requirements (Subtitle C 711.6.a.) to only 18 feet to match DDOT’s commercial curb cut standards. Since the site will only have seven (7) vehicle parking spaces, the driveway should be narrowed and amount of pavement reduced. This will also better align the driveway and curb cut to minimize the transition area near the property line; and*
 - The driveway has been narrowed from 20 ft. to 18 ft. as requested.
- *The Applicant’s submitted plans do not show that long-term bicycle parking spaces have been designed into the project. DDOT estimates zoning would require three (3) long-term bicycle parking spaces. The Applicant should confirm they are meeting all bicycle parking requirements and submit revised plans showing how the long-term spaces are provided.*
 - Bicycle parking has been labeled and now shows that there are 4 long-term bike spaces (page 004).

Additionally, the Applicant agrees to the condition in the Office of Planning report with respect to the design.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson, Esq.
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on May 4, 2022, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Matthew Jesick
matthew.jesick@dc.gov

Advisory Neighborhood Commission 8C

Salim Adofo, Chairperson
8C07@anc.dc.gov

Rhonda L. Edwards-Hines, SMD
8C06@anc.dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP