

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Meredith Soniat
Acting Associate Director *MS*

DATE: January 10, 2025

SUBJECT: BZA Case No. 21210 – 4505 Warren Street, NW

APPLICATION

Sean C. Staples, Wain Staples, and Mary-Frances Staples (collectively, the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, request a Special Exception from the minimum vehicle parking requirement (1 space) to convert an existing accessory building (garage) to storage space and an outdoor kitchen and to construct a new porch roof. The site is in the R1-B Zone at 4505 Warren Street, NW (Square 1563, Lot 39) and is served by a 16-foot public alley.

SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieving an exceptional quality of life by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. To achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District’s multi-modal transportation network and, as necessary, to propose mitigations that are commensurate with the action. After a review of the case materials submitted by the Applicant, DDOT finds:

- Zoning requires one (1) off-street vehicle parking space. The Applicant is seeking relief from one (1) space; and
- DDOT supports the requested relief given the Applicant’s stated use of the garage structure, the site’s ability to provide off-street parking accessed from the public alley if needed in the future, and the availability of on-street parking in the neighborhood. There is no expected impact on the transportation network.

RECOMMENDATION

DDOT has no objection to the approval of this application.

Board of Zoning Adjustment
District of Columbia

TRANSPORTATION ANALYSIS

Vehicle Parking

The overall parking demand created by the development is primarily a function of land use, development square footage, price, and supply of parking spaces. However, in urban areas, other factors contribute to the demand for parking, such as the availability of high-quality transit, frequency of transit service, proximity to transit, connectivity of bicycle and pedestrian facilities within the vicinity of the development, and the demographic composition and other characteristics of the potential residents.

The Applicant is required by Zoning to provide one (1) off-street parking space. Per the Applicant's Architectural Plans, the Applicant is providing no off-street parking spaces and is requesting relief from its existing parking requirements. The Applicant's Statement of Support ([Exhibit 22](#) in the record) notes that the existing older garage structure is too small to accommodate their current vehicle and was not used for vehicle parking since they moved in. The Applicant's proposed reuse of the garage structure therefore does not affect their use or ability to park in the garage, and the project does not preclude future construction of off-street parking, as rear public alley access remains.

STREETSCAPE AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm. If any portion of this or future projects at the property propose elements within District-owned right-of-way or the building restriction area, the Applicant is required to pursue a public space construction permit. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain "park-like" with landscaping. The site has a 15-foot Building Restriction Line (BRL) along the Warren Avenue NW frontage.

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

MS:CP