


**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
Project Review Manager 

DATE: September 15, 2017

SUBJECT: BZA Case No. 19564 – 428 Randolph Street NW

APPLICATION

Tammika Thompson (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 Subtitle U § 320.2(l) from the residential conversion requirements of Subtitle U § 320.2(e), to convert an existing one-family dwelling into a three-unit apartment house with a rear addition. The existing property provides two (2) vehicular parking spaces on-site, which meets zoning, accessed via a 15-foot rear public alley. The site is located in the RF-1 zone at 428 Randolph Street NW (Square 3236, Lot 69).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicant’s request and determined that based on the information provided, this proposed action will have no adverse impacts on the travel conditions of the District’s transportation network. DDOT has no objection to the approval of this special exception.

Public Space

DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. All elements of the project in public space, such as the proposed areaway, require the Applicant to pursue a public space permit through DDOT’s permitting process. Areaways on this portion of Randolph Street NW may project no more than 6 ½ feet into public space. It is unclear from the Applicant’s submitted drawings how far beyond the property line the areaway projects.

The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT’s recently released 2017 Design and Engineering Manual for specific controls of public space. A summary can also be found in DDOT’s Public Realm Design Manual.

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