

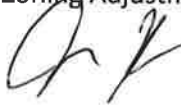
GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Jamie Henson
Systems Planning Manager 

DATE: October 13, 2017

SUBJECT: BZA Case No. 19602 – 1610 Riggs Place NW

APPLICATION

Max Salas (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests variances from the floor area ratio requirements of Subtitle F § 602.1, and from the lot occupancy requirements of Subtitle F § 604.1 to construct a rear, three-story egress stair in an existing one-family dwelling. There is currently one (1) vehicle parking space provided on-site accessed via the eastern public alley network. The Applicant is not proposing to change the number of units or vehicle parking spaces with this application. The site is located in the RA-8 zone at 1610 Riggs Place NW (Square 178, Lot 30).

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 the requested variances.

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 the requested variances should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT’s permitting process. The Applicant may refer to Titles 11, 12A, and 24 of the DCMR and DDOT’s recently released 2017 Design and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT’s Public Realm Design Manual.

JH:kb

Board of Zoning Adjustment
District of Columbia
CASE NO. 19602