


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: January 11, 2018

SUBJECT: **BZA Case No. 19669** – 2339 3rd Street NE

APPLICATION

David Benjamin Douglas (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions under Subtitle D § 5201 from the lot occupancy requirements of Subtitle D § 304.1, and from the rear yard requirements of Subtitle D § 306.2, and under Subtitle C § 717.1 from the minimum parking size requirements of Subtitle C § 712.5, to construct a two-story rear addition to an existing one-family dwelling in the R-3 Zone. There are currently two (2) vehicle parking spaces provided onsite located at the rear of the property and accessed from the existing 10-foot public alley. The Applicant is requesting relief to reduce the size of the parking spaces from full-size (18 feet by 9 feet) to compact size (17 feet by 7 feet) to accommodate the building expansion. The site is located at 2339 3rd Street NE (Square 3558, Lot 51).

SUMMARY OF DDOT REVIEW

After an extensive review of the case materials submitted by the Applicant, the District Department of Transportation (DDOT) finds there are numerous existing public space issues that have been communicated to the Applicant:

- The area along the Bryant Street NE side of the property is in public space and should not be used for vehicle storage;
- The Applicant should restore this paved portion of public property to green space;
- This area being used for vehicle storage is accessed by driving over the sidewalk on Bryant Street NE and entering through a break in the fence surrounding the property;
- The existing opening in the fence must be fenced-in. Since the fence is in public space, it should be 42 inches or less in height and of open design; and

Board of Zoning Adjustment
District of Columbia

- Access to the two (2) vehicle parking spaces must be provided from the existing alley directly behind the structure.

The Applicant has stated in telephone conversations that they intend to close the opening in the fence, no longer use the area along Bryant Street NE for vehicle parking, and shift vehicular access to the alley directly behind the existing structure.

RECOMMENDATION

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 as long as parking is not being accessed from the sidewalk. DDOT has no objection to the approval of the requested special exceptions on the condition that the Applicant remove the existing paving in public space and ensure that parking access is done from the alley only.

Public Space

DDOT's lack of objection to the requested special exceptions should not be viewed as an approval of public space elements. All elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT's permitting process.

DDOT notes that the Applicant is currently using the Bryant Street NE side yard for vehicle parking. This side yard is in public space and vehicle parking is not permitted. As part of this project, the Applicant should restore this portion of public property to green space. Additionally, the Applicant is currently accessing the vehicle parking spaces by driving over the sidewalk on Bryant Street NE. From phone conversations with the Applicant, the intent is to close all access from Bryant Street NE fence opening. The Applicant stated that the opening will be fenced in and access to the two (2) vehicle parking spaces will be provided from the existing alley directly behind the structure. The fence should be 42 inches or less in height and of open design. DDOT understands that there is a light pole in the alley blocking access to one of the parking spaces and will work with the Applicant through public space permitting to ensure vehicles use the alley to access on-site parking.

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.

AC:jl