

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 17, 2018

**SUBJECT:** BZA Case No. 19680 – 1948 2nd Street NW

**APPLICATION**

Quentin Ventures, LLC (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 E § 5201 from the rear addition requirements of Subtitle E § 205.4, to construct a rear addition and convert an existing one-family dwelling to a two-unit flat in the RF-1 Zone. There are currently no vehicle parking spaces provided on-site. The Applicant is proposing to construct a new one (1) vehicle parking garage at the rear of the property accessed from the existing 15-foot public alley to meet Zoning requirements. The site is located at 1948 2<sup>nd</sup> Street NW (Square 3088, Lot 50).

**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 special exception.

**Public Space**

DDOT’s lack of objection to the special exception should not be viewed as an approval of public space elements. Any elements of the project proposed in public space require the Applicant to pursue a public space permit through DDOT’s permitting process. Based on DDOT’s records, a portion of the stairs to the basement and the leadwalk are being proposed in public space. The Applicant should note that the stairs to the basement will be permitted as an areaway projection. Areaways on 2<sup>nd</sup> Street NW may project up to 6.5 feet from the property line. In addition, the leadwalk should not be wider than 6 feet. The Applicant should minimize the amount of paving in public parking and maximize green space.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19680  
EXHIBIT NO.33

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