


**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: March 15, 2018

SUBJECT: **BZA Case No. 19710** – 404 Newcomb Street SE

APPLICATION

404 Newcomb, 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 D § 306.4 from the rear addition requirements of Subtitle D § 306.3, and pursuant to Subtitle X, Chapter 10, requests a variance from the nonconforming use requirements of Subtitle C § 204.3 to convert an existing community residence facility (group home) into a 4-unit apartment house in the R-3 zone. The site currently has no vehicle parking spaces and the Applicant proposes to provide four (4) spaces at the rear of the property accessed via the 16-foot public alley. The site is located at 404 Newcomb Street SE (Square 5996, Lot 48).

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 and variance.

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 special exception and variance should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space or on private property extending beyond the 15-foot building restriction line on Newcomb Street SE, 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

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and Engineering Manual (DEM) for specific controls of public space. A summary can also be found in DDOT's Public Realm Design Manual.

AC:pr