


**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. 19712 – 452 Newton Place NW

APPLICATION

Serhat Akin (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 the residential conversion regulations of Subtitle D § 320.2, to allow a 3-unit apartment house in the RF-1 Zone. The site currently contains two (2) dwellings and will convert the upper floor into a third unit. The site provides three (3) vehicle parking spaces off the 15-foot rear public alley and no additional spaces are proposed with this application. The site is located at 452 Newton Place NW (Square 3036, Lot 89).

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 requested special exception should not be viewed as an approval of public space elements. DDOT notes that two (2) existing site elements do not comply with District public space regulations and is subject to citations. The rear fence on Warder Street NW is in public space, greater than 42 inches high, and not at least 50 percent open. Additionally, the portion of sidewalk adjacent to and between the two (2) tower projections fronting Warder Street NW appears to be raised above the grade of the sidewalk. This paved area should be replaced with green space. The Applicant should address these existing violations to bring the site into compliance with the District’s public space regulations.

Board of Zoning Adjustment
District of Columbia
CASE NO. 19712

All elements of the project proposed in public space require the Applicant 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.

AC:pr