


**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 29, 2018

SUBJECT: BZA Case No. 19735 – 1528 W Street SE

APPLICATION

Mi Casa, Inc. (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests area variances from the lot dimension requirements of Subtitle D § 302.1 and the side yard requirements of Subtitle D § 307.4 to construct a new principal dwelling unit on a vacant lot in the R-3 Zone. The Applicant is required by zoning to provide one (1) vehicle parking space and proposes to meet its requirement by providing a concrete pad at the rear of the property accessed via 15-foot public alley. The site is located at 1528 W Street SE (Square 5779, Lot 824).

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

DDOT’s lack of objection to the requested variances should not be viewed as an approval of public space elements. All elements of the project proposed in public space, such as the projections on 16th Street SE and porch on W Street SE, will require 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

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