


**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: May 23, 2018

SUBJECT: **BZA Case No. 19780** – 79-81 U Street NW

APPLICATION

79 81 U Street LLC (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests a variance from the side yard requirements of Subtitle E § 307.3, to construct two new flats. The Applicant is proposing to provide two (2) vehicle parking spaces accessed via the adjacent public alley, which exceeds the Zoning requirement of one (1) space. The site is located at 79-81 U Street NW (Square 3117, Lots 69 and 68) in the RF-1 Zone.

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 variance.

Public Space

DDOT’s lack of objection to the requested variance should not be viewed as an approval of public space elements. All elements of the project in public space, such as a stoop and steps, an areaway, a leadwalk, and a bay window, require the Applicant to pursue a public space permit through DDOT’s permitting process. Areaways on a 90 foot right-of-way road can project 6 feet 6 inches and stoops and steps can project a maximum combination of 10 feet from the property line. Bay windows may project a maximum of 4 feet from the property line. It appears from the site plan that the proposed projections are in compliance with the public space design regulation.

Board of Zoning Adjustment
District of Columbia

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:kb