


**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:** June 8, 2018

**SUBJECT:** **BZA Case No. 19787** – 2604 29th Street SE

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**APPLICATION**

2604 29th Street 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 the inclusionary zoning requirements of Subtitle C § 1001.2(e)(3) to construct a rear addition to the existing 2-unit flat and convert it into a 12-unit apartment house. The site is located in the RA-1 Zone at 2604 29th Street SE (Square 5643, Lot 18).

**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. The proposed action may lead to a minor increase in vehicular, transit, pedestrian, and bicycle trips. In addition, the project has the potential to generate minor impacts to on-street parking conditions in the area. Despite these minor potential impacts, DDOT has no objection to the approval of the requested special exception.

Vehicle Parking

The site currently provides two (2) vehicle parking spaces, which are accessed from a rear 16-foot public alley. Per the Applicant’s zoning self-certification form, additional parking is neither required nor proposed. The Applicant should continue to work with the Department of Consumer and Regulatory Affairs (DCRA) to ensure the site meets its zoning requirements or should seek additional zoning relief as necessary.

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Bicycle Parking

Per Subtitle C § 802.1 and § 802.5, the Applicant is required to provide one (1) long-term and four (4) long-term bicycle parking spaces and proposes to meet its long-term requirement by locating each of the four (4) required spaces just beyond the access stairway of each proposed unit. The Applicant can meet its short-term requirement by providing one (1) inverted U-rack in public space within 120 feet of the building's entrance. Because the adjacent sidewalk is narrow but has a wide landscape strip, the Applicant should coordinate with the District Department of Transportation and the Office of Planning on an appropriate location and design for the required rack.

Loading

The Applicant is not required to provide dedicated loading, however, the building is above the threshold for public trash collection and will need to locate a private operator. Trash operations will occur in the rear 16-foot public alley.

Public Space

DDOT's lack of objection to the requested special exception should not be viewed as an approval of public space elements. Elements proposed in public space, including the inverted U-rack required by Zoning, 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