


**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  
Neighborhood Planning Manager 

**DATE:** October 12, 2018

**SUBJECT:** **BZA Case No. 19840 – 1119 Abbey Place NE**

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**APPLICATION**

Julie Qureshi Hummel (the “Applicant”), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests a special exceptions under Subtitle E § 5201 from the lot occupancy requirements of Subtitle E § 304.1, the rear yard requirements of Subtitle E § 306.1, the nonconforming structure requirements of Subtitle C § 202.2, and under Subtitle C § 703.2 from the minimum parking requirements of Subtitle C § 701.5, to enclose a rear porch and construct a second-story rear addition to an existing single unit dwelling to two units. The Applicant is required to provide one (1) vehicle parking space and is requesting parking relief for one (1) parking space, as calculated on the Self-Certification Form. The site is located in the RF-1 Zone at 1119 Abbey Place NE (Square 773, Lot 184).

**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.

**VEHICLE PARKING**

Subtitle C § 701.5 of the Zoning Regulations requires a total of one (1) vehicular parking space and the Applicant is seeking relief from one (1) vehicular parking space.

Subtitle C § 703.4 of the Zoning Regulations requires that any request for a reduction in the minimum number of required parking spaces include a Transportation Demand Management (TDM) plan that has been approved by DDOT. Given the minor change from a one-unit development to two units in a residential neighborhood; DDOT does not find a TDM plan is warranted in this case.

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19840  
EXHIBIT NO. 40

## **PUBLIC SPACE**

DDOT's lack of objection to the application should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, such as steps or leadwalks, the Applicant is required to pursue a public space permit through DDOT's permitting process.

The Applicant should refer to Titles 11, 12A and 24 of the DCMR, DDOT's Design and Engineering Manual, and DDOT's Public Realm Design Manual for public space regulations and guidance.

AC:kb