


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:** November 30, 2018

**SUBJECT:** BZA Case No. 19872 – 1735 28<sup>th</sup> Street SE

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**APPLICATION**

Rupsha 2011 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 new residential development requirements of Subtitle U § 421.1, to construct a new eight-unit apartment. On the Self-Certification Form, the Applicant indicates the project is required to provide one (1) vehicle parking space, and is proposing to provide two (2) vehicle parking spaces accessed via the 15-ft public alley. The site is located in the RA-1 Zone at 1735 28<sup>th</sup> Street SE (Square 5635, Lot 44).

**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. Vehicle parking demand may increase slightly as a result of the project, inducing a higher level of parking utilization in the immediate area. Despite these minor potential impacts, DDOT has no objection to the approval of the requested special exception.

**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 a leadwalk, canopy, street trees, or porch, the Applicant is required to pursue a public space permit through DDOT’s permitting process. Canopies can project a maximum of 5-ft from the property line. 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