

# 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:** March 8, 2019

**SUBJECT:** BZA Case No. 19929 - 614 Otis Place NW

---

#### APPLICATION

614 Otis LLC (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, seeks approval for a special exception under the residential conversion requirements of Subtitle U § 320.2, to construct a rear addition and convert an existing, attached principal dwelling unit into a three-unit apartment house. The Applicant is required to provide one parking space and will be meeting this requirement with one (1) parking space and one (1) compact car parking space, accessible via the 16 foot rear public alley. The site is located in the RF-1 Zone at premises 614 Otis Place N.W. (Square 3035, Lot 63).

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may slightly reduce the amount of available on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

#### PUBLIC SPACE

This review only pertains to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to this application should not be viewed as an approval of public space design. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process.

DDOT expects the proposed public space design to meet all District standards. 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: cl