

# 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 15, 2019

**SUBJECT:** BZA Case No. 19954 – 1519 4<sup>th</sup> Street NW

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#### APPLICATION

Nation's Mosque (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 9, requests special exceptions under Subtitle E § 205.5 and § 5201 from the rear addition requirements of Subtitle E § 205.4, and under Subtitle C § 1504 from penthouse enclosure requirements of Subtitle C § 1500.6 and the penthouse setback requirements of Subtitle C § 1502.1(b) and § 1502.1(c)(2)(A), to construct an addition to the existing place of worship. The site is located in the RF-1 Zone at 1519 4th Street NW (Square 521, Lot 829).

#### SUMMARY OF DDOT REVIEW

The District Department of Transportation (DDOT) is committed to achieve an exceptional quality of life in the nation's capital by encouraging sustainable travel practices, safer streets, and outstanding access to goods and services. As one means to achieve this vision, DDOT works through the zoning process to ensure that impacts from new developments are manageable within and take advantage of the District's multimodal transportation network.

The purpose of DDOT's review is to assess the potential safety and capacity impacts of the proposed action on the District's transportation network and, as necessary, propose mitigations that are commensurate with the action. After an extensive review of the case materials submitted by the Applicant, DDOT finds:

- The Applicant was approved for public space permits for a bay window and porch and steps on the new addition in October of 2018;

- At the Public Space Committee hearing the Applicant was directed that all elements in Public Space should comply with regulations including:
  - The removal of two (2) vehicle parking spaces shown in public space;
  - Redesign of a non-compliant curb cut; and
  - Reduction of an existing over height fence.
- The Applicant was also asked to add a landscape buffer between the sidewalk and the vehicle parking area.

## 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 on the condition:

- The Applicant brings the public space in front of their property up to compliance by removing two (2) vehicle parking spaces shown in public space, redesigning the non-compliant curb cut, reducing the height of the over height fence, and adding a landscape buffer between the sidewalk and the parking area as required by the Public Space Committee on October 25, 2018.

## ANALYSIS

### Vehicle Parking

The Zoning Administrator has determined that no parking changes are required with this action. The site is required to provide 13 vehicle parking spaces on site and is proposing to continue using 18 on site spaces in the existing surface parking lot. Two (2) of the existing parking spaces including the ADA space, are located in public space.

DDOT notes the Applicant applied for public space permits and was directed to apply for the two (2) vehicle parking spaces shown in public space. Vehicle parking in public space is not permitted and it is unlikely that these spaces will be approved (Design and Engineering Manual 31.5.1). The reduction of two (2) spaces would still exceed the required amount of vehicle parking resulting in 15 on site spaces.

## 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 bay window and porch and steps, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant went before the Public Space Committee October 25, 2018 for the proposed bay window and steps. The Public Space Committee approved the Application on the condition the Applicant submit a separate application for the two parking spaces shown in public space, the non-standard curb cut, the over height fence, and a landscape buffer between the sidewalk and the parking area. 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.