

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: July 9, 2019

SUBJECT: BZA Case No. 20073 – 2637 4th Street NE

APPLICATION

Oxbridge Development QOZB at Fourth Street NE 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 special exceptions from the retaining wall requirements of Subtitle C § 1401.7, the inclusionary zoning provisions of Subtitle C § 1001.2(e)(3), and from the lot width requirements of Subtitle E § 201.1, to raze an existing detached principal dwelling unit, and subdivide the lot to construct three (3) new, attached flats. The Applicant is required to provide three (3) parking spaces and will be meeting this requirement with access to the three (3) spaces via the rear public alley. The site is located in the RF-1 Zone at 2637 4th Street NE (Square 3634, Lot 803).

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

DDOT’s lack of objection to this application should not be viewed as an approval of public space design. All elements of the project proposed in public space, such as stairs and retaining walls, require the Applicant to pursue a public space permit through DDOT’s permitting process. In addition, DDOT expects the Applicant to rehabilitate the streetscape infrastructure between the curb and the property lines to current DDOT standards, which includes the sidewalk along 4th Street NE, which looks in **disrepair A**.

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permit application can be filed through the DDOT Transportation Online Permitting System (TOPS) website.

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 and the most recent versions of DDOT's Design and Engineering Manual and Public Realm Design Manual for public space design guidance.

AC:cl