

Government of the District of Columbia

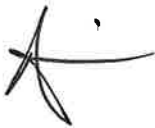
Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Anna Chamberlin
Neighborhood Planning Manager 

DATE: September 13, 2019

SUBJECT: BZA Case No. 20118 - 645 16th Street NE

APPLICATION

Demetra Weir (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 Subtitle E §§ 205.5 and 5201 from the rear addition requirements of Subtitle E § 205.4, to construct a two-story flat. The site is located in the RF-1 Zone at 645 16th Street NE (Square 4540, Lot 292).

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action will not have adverse impacts on the District's transportation network. 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 require the Applicant to pursue a public space permit through DDOT's permitting process. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website. The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) prior to filing a public space permit application to obtain feedback from the Office of Planning (OP) and DDOT staff.

The Applicant will need to apply for the elements identified below and any other features proposed in public space:

- Curb cut - The existing curb cut along 16th Street NE in front of the property should be closed by the Applicant as it will not provide vehicle access to the site. Per DEM 31.5.1, all curb cuts to a

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property that do not lead to a legal and accessible vehicle parking space on private property, in a garage, or in a carriage house, the property owner should close the curb cut;

- Areaways – It is unclear from the proposed site plan whether the proposed areaway is located in public or private space. DDOT's Right of Way (ROW) card indicates that 16th Street NE has a public ROW of approximately 52 feet. Given the narrow ROW, no areaway projections are allowed in public space along this street (DCMR Title 12: Building Code Chapter 32); and
- Porches and steps- Porches and steps may not project more than 10 feet in public space.

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 regulations and design guidance.

AC:cl