

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: October 4, 2019

SUBJECT: BZA Case No. 20121 - 639 Atlantic Street SE

APPLICATION

Bridges 2 Psychological Services and Consultation, LLC (the "Applicant"), pursuant to Title 11 (2016 Zoning Regulations) of the District of Columbia Municipal Regulations (DCMR), Subtitle X, Chapter 10, requests for a use variance from the use requirements of Subtitle U § 201.1, to convert an existing single family detached residential building to a neighborhood-oriented medical office building. The Applicant is required to provide four (4) parking spaces per ZR 702.1, a 50% reduction from the parking minimum due ¼ mile to Priority Corridor Network Metrobus Routes A2, A4, A6, and A8. The Applicant is proposing to provide four (4) parking spaces that are accessed via a new curb cut along Atlantic Street SE. The site is located in the R-2 Zone at 639 Atlantic Street SE (Square 3105, Lot 72).

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 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 Applicant has proposed to reuse the curb cut along Atlantic Avenue SE to access four (4) on-site parking spaces off Atlantic Street SE. The site currently has rear access to a 15-foot public alley. The Applicant is proposing a change of use on-site that will require reapplication for the existing curb cut. A new curb cut or driveway is not permitted from any property with alley access, unless the applicant provides documentation demonstrating that alley access is not possible (DCMR Title 11, Subtitle I § 601). Therefore, off-street parking must be accessed from a rear public alley and the existing curb cut along Atlantic Avenue SE should be closed; and
- It is unclear from the site plan if the proposed development will have other elements in public space. Note that all elements in public space require public space approval.

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