

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
Associate Director 

DATE: December 1, 2022

SUBJECT: BZA Case No. 20829 – 945 52nd Street NE

APPLICATION

JAG Real Estate, LLC (the “Applicant”), pursuant to Title 11 of the District of Columbia Municipal Regulations (DCMR) (Zoning Regulations), requests a special exception from the matter-of-right uses of Subtitle U § 401 to construct a 12-unit apartment building with five (5) vehicle parking spaces. The site is in the RA-1 Zone at 945 52nd Street NE (Square 5199, Lot 803) and is served by a 15-foot public alley.

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 result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of the requested relief.

TRANSPORTATION ANALYSIS

Vehicle Parking

The overall parking demand created by the development is primarily a function of land use, development square footage, price, and supply of parking spaces. However, in urban areas, other factors contribute to the demand for parking, such as the availability of high-quality transit, frequency of transit service, proximity to transit, connectivity of bicycle and pedestrian facilities within the vicinity of the development, and the demographic composition and other characteristics of the potential residents.

The Applicant is required to provide three (3) off-street parking spaces. Per the Applicant's Architectural Plans, the Applicant is providing five (5) off-street parking spaces, which is more than what is required under zoning. The parking spaces are accessed through the rear public alley. No curb cuts are proposed.

Residential Permit Parking (RPP)

The site is located on the 900 block of 52nd Street NE, which is not currently in the DDOT and DMV Residential Permit Parking (RPP) database. As such, residents of the future building will not be eligible to obtain a RPP pass from the Department of Motor Vehicles (DMV). However, 52nd Street and other nearby streets have no curbside parking restrictions.

Bicycle Parking

Zoning requires the building to provide three (3) long-term bicycle parking spaces (1 per 3 units) and zero (0) short-term spaces (1 per 20 units). The submitted plans show a bicycle storage room in the cellar level of the building and four (4) short-term bicycle parking spaces (one (2) inverted U-rack) in private space on the side of the building.

Loading

DDOT's practice is to accommodate vehicle loading in a safe and efficient manner, while at the same time preserving safety across non-vehicle mode areas and limiting any hindrance to traffic operations. For new developments, DDOT requires that loading take place in private space and that no back-up maneuvers occur in the public realm. Access to this building for loading and unloading, delivery and trash pick-up is an important consideration, and DDOT expects the Applicant to comply with DDOT's standards for loading.

Per Subtitle C § 901.1 of the Zoning Regulations, buildings with fewer than 50 units are not required to provide a loading berth. As such, future residents should use the rear of the property via the alley for move-in/move-outs or obtain "emergency no parking" signs from DDOT to reserve an on-street parking space. Since the site has more than three (3) units, the Applicant must contract a private trash collection service. Trash should be stored entirely on private property, out of the view of the sidewalk, and collected at the rear of the property.

STREETScape AND PUBLIC REALM

DDOT's lack of objection to this application should not be viewed as an approval of the public realm design. All elements of the project proposed within District-owned right-of-way or the building restriction area, such as the window well and lead walk, require the Applicant to pursue a public space construction permit. It is noted that the site has a 15-foot Building Restriction Line (BRL) along the 52nd Street NE frontage. The area between the property line and BRL is the building restriction area, which is regulated like DDOT public space and should remain "park-like" with landscaping.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual \(DEM\)](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System \(TOPS\)](#) website.