

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: August 12, 2010
FROM: Joshua Ghaffari, Citywide Planner
ADDRESS: 319 Burns Street SE
APPLICATION: Curb cut and driveway

Site Information

Zone: R-2
Historic District: No
CFA: No
Neighborhood Character: Residential

Background:

The Office of Planning received the public space application for review on August 3, 2010.

Relevant Policies of Planning Initiatives

Policy HP-2.5.4: Landscaped Yards in Public Space

Preserve the continuous and open green quality of landscaped front and side yards in public space. Take special care at historic landmarks and in historic districts to protect this public environment from intrusions, whether from excess paving, vehicular access and parking, high walls and fencing, or undue disruption of the natural contours or bermed terraces.

Policy UD-2.2.1 Neighborhood Character and Identity

Strengthen the defining visual qualities of Washington's neighborhoods. This should be achieved in part by relating the scale of infill development, alterations, renovations and additions to existing neighborhood context.

DCMR Title 12: Zoning

2117.9 Driveways and parking for row dwellings shall be governed by the following special provisions:

- (a) In the case of two (2) or more row dwellings that are constructed concurrently on adjacent lots and that have direct access only from the street, each two (2) row dwellings shall provide access to the required off-street parking spaces through adjacent driveways that share one (1) driveway opening. The width of each driveway shall not exceed seven feet (7 ft.) on each lot.

KEY ISSUES

The proposal is for a new driveway and curb cut for a new residence on Burns Street, SE, between C and D Streets. The area of the new driveway is 234 square feet in public space. The width of the proposed driveway is 9 feet.

The block in which this property is located does have an internal alley. However, this property does not have access to the alley. Most of the immediately surrounding blocks have alleys, the majority of properties do not have curb cuts to the street, and very few do have curb cuts.

The new proposed residence does not appear to have on-site parking on private property. In which case, the tenants' vehicle(s) would be parked on the driveway in Public Space, which is not permitted by regulations. There is also a utility pole and a traffic calming speed hump adjacent to the site that are not shown on the applicant plans.

The curb cut and driveways for 317 and 319 Burns Street, SE, should comply with zoning regulations that require the applicant have a single curb cut and 14' wide driveway (7' driveway on each property). In addition, the applicant needs to provide on-site parking on private property – also required by zoning.

SUMMARY AND RECOMMENDATION

The Office of Planning discourages new curb cuts for existing properties that do not have them. However, even though this block has an alley, this site does not have access to it. Rather than having two separate curb cuts and driveways, the applicant should only provide one shared curb cut and driveway with a width of 14'. The applicant must provide on-site parking on private property. In addition, a landscape plan needs to be submitted.

The Office of Planning recommends that this application be approved with the following conditions:

- 1. On-site parking is provided on private property for vehicles; and,**
- 2. A shared curb cut and driveway is provided that complies with zoning regulations.**