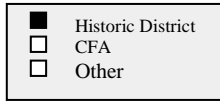


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: March 19, 2010
TO: Public Space Committee
FROM: Joshua Ghaffari, Citywide Planner
SUBJECT: 3420 36th Street, NW

APPLICATION-IN-BRIEF

Applicant: Karen Martino (Authorized Agent)

Location: The site is a residence at 3420 36th Street NW. It is located on a corner on the west side of 36th Street NW and the south side of Norton Place NW. It is located in a R-1-B zoning district. The site is located in the Cleveland Park Historic District.

Proposal: The applicant is requesting to install a curb cut and paved driveway that is 11 x 27 feet in front of the residence; 7'-5" of the parking space is public space and the remaining 19'-5" is on private property. The new driveway is being proposed in conjunction with a new garage.

BACKGROUND

The Office of Planning received the public space application for review on January 26, 2010. The application has been reviewed and approved by OPs Historic Preservation Office.

BASIS OF REPORT

The Office of Planning (OP) has reviewed the application, considered existing site and adjacent site conditions, visited the site, completed research on the site to prepare this report, and coordinated with staff in OPs Historic Preservation Office and Development Review Division. There are several polices in the Comprehensive Plan and DDOT's Design and Engineering Manual that relate to this application:

Comprehensive Plan

Policy UD-2.2 Designing for Successful Neighborhoods

The sense of place in the Districts neighborhoods is a function of their cultural history, physical features and visual qualities. This is especially evident in both historic row house neighborhoods as well as single family neighborhoods where particular set backs, architectural styles, and building forms prevail. In neighborhoods of high architectural quality and strong identity, a greater emphasis on design compatibility and appropriate scale is needed.

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.

Policy LU-2.2.1: Code Enforcement as a Tool for Neighborhood Conservation

Recognize the importance of consistent, effective, and comprehensive code enforcement to the protection of residential neighborhoods. Housing, building, and zoning regulations must be strictly applied and enforced in all neighborhoods of the city to prevent deteriorated, unsafe, and unhealthy conditions; reduce illegal activities; maintain the general level of residential uses, densities, and height; and ensure that health and safety hazards are promptly corrected.

Action UD-3.1-C: DDOT Public Space Permits

Ensure that all public space permits, including but not limited to permits for dumpsters, electric wiring, tree removal, excavation, parking, fences, retaining walls, signs and banners, sidewalk cafés, curb cuts, and special displays, are not inconsistent with the Comprehensive Plan and contribute to the policies laid out ... for the use of street space.

DDOT's Design and Engineering Manual

46.1.2 Off Street Parking

Parking is not allowed within the public space area between the curb of the street and the right of way (Property Line) of the street.

KEY ISSUES

The proposal is for the installation of a new curb and driveway on Norton Place NW in conjunction with a new garage. An existing curb cut and driveway on 36th Street NW will be removed. The new driveway is 11' wide and 27' in length.

In general, the District discourages permitting new curb cuts because they cause conflicts with pedestrians using the adjacent sidewalk. However, in this case the curb cut is for a property that does not have access to an alley and is requesting closing an existing curb cut. The surrounding neighborhood is predominantly single family homes that were developed without an alley network. Off-street parking in garages are commonly accessed through curb cuts and driveways, and the work proposed in this application is in keeping with this character.

SUMMARY AND RECOMMENDATION

The curb cut as proposed is consistent with the character of the surrounding neighborhood. In addition, the applicant will be removing the existing driveway at its current location.

The Office of Planning recommends that this application be approved.