

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING



PUBLIC SPACE APPLICATION REVIEW

DATE: June 21, 2010
FROM: Chris Shaheen
ADDRESS: 521 Butternut Street NW
APPLICATION: Curb cut and driveway

Site Information

Zone: R-1-B
Historic District: Takoma Park Historic District
CFA: No
Neighborhood Character: Residential

Background:

The Office of Planning received the public space application for review on May 18, 2010. Staff in the historic preservation office has noted issues with new curb cuts in this area and that this application requires the review and approval of the Historic Preservation Review Board.

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 sidew 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.

KEY ISSUES

The proposal is for a new driveway and curb cut for a residence on Butternut Street, NW, between 5th and 6th streets. The area of the new driveway is 202 square feet in public space. The width of the proposed driveway is 9 feet; the District's guideline for driveway widths of this kind is 10 feet.

The block in which this property is located does not have an internal alley. Of the 14 lots in this block, 11 of them have curb cuts to the street. Of the 7 surrounding blocks, a similar pattern emerges. None of the surrounding blocks have alleys, the majority of properties have curb cuts to the street, and very few do not have curb cuts.

SUMMARY AND RECOMMENDATION

This property is also in the Takoma Park Historic District. Curb cuts for this site must be reviewed and approved by the Historic Preservation Review Board.

The Office of Planning recommends that this application be tabled until it is reviewed by the Historic Preservation Review Board.