

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Sam Zimbabwe 
Associate Director

DATE: August 31, 2015

SUBJECT: BZA Case No. 18275A – 1200 Potomac Avenue, S.E. (Square 1021, Lot 34)

APPLICATION

Pursuant to 11 DCMR §§3103.2 Mara LLC (the “Applicant”) seeks a variance from the use requirements under §§350.1 to allow the use of the basement and first floors as an office in an existing two-story building in the R-5-B District at premises 1200 Potomac Avenue, S.E. (Square 1021, Lot 34)

RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the Applicants’ request and determined, based on the information provided, the proposal will have no adverse impacts on the travel conditions of the District’s transportation network. The subject space in the basement level and first floor of the existing building was previously approved for use as a coffee shop in BZA Order No. 18275 dated January 17, 2013. The Applicant proposes to establish an administrative office for a local development and contracting firm in the space staffed by five employees. The office space is designed as a showroom with patrons arriving by appointment.

Coffee shops or similar retail uses have a significantly larger trip generation rate compared to general office or single-use office space. DDOT projects the office use will generate less traffic than a coffee shop use at the same location. However, the project has the potential to generate minor impacts to on-street parking conditions in the area as the building appears vacant and the coffee shop use was never established. Vehicle parking demand may increase slightly as a result of the project inducing a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested variance.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. DDOT's lack of objection to the zoning variance should not be viewed as an approval of public space elements. If any portion of the project has elements in the public space requiring approval, the Applicant is required to pursue a public space permit through DDOT's permitting process. The Applicant may refer to the District of Columbia Municipal Regulations and DDOT's Design and Engineering Manual for specific controls of public space. A summary can be found in DDOT's Public Realm Design Manual.

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