

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION**



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Meridith Moldenhauer
Chairperson
DC Office of Zoning

FROM: Sam Zimbabwe
Associate Director, PP&SA
District Department of Transportation

DATE: June 27, 2012

SUBJECT: BZA Case No. 18376 – 3453 Holmead Place, NW (Square 2834, Lot 73)

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APPLICATION

Pursuant to *DCMR Title 11 – Zoning, §3103.2.*, the applicant seeks a variance from the building height requirements under §400, and a variance from the open court requirements of §406, to permit an addition to an existing apartment building in the R-4 District at premises 3453 Holmead Place, N.W. (*Square 2834, Lot 73*)

RECOMMENDATION IN BRIEF

DDOT has reviewed the Applicant's request and determined, based on the information provided, there is no adverse impact to the transportation system. DDOT has no objection to the variances sought by the applicant.

SZ:lb

**BOARD OF ZONING ADJUSTMENT
District of Columbia**

CASE NO. 18376
EXHIBIT NO. 24

TRANSPORTATION ANALYSIS

Roadway Capacity and Operations

The proposed addition should not impact roadway capacity or operations.

Safety

No immediate safety issues of concern with the proposed development were identified.

Bicycle and Pedestrian Facilities

No improvements are required by the applicant

Transit Services

The site is located in the *Columbia Heights* community approximately one block east of 14th Street, NW; the street is served by several Metrobus Routes that traverse 14th Street including the 52, 53 and 54.

Site Access and Loading

No immediate safety issues of concern with the proposed development were identified.

Parking

The existing multi-family dwelling was constructed in 1910, prior to the adoption of the Zoning Regulations on May 12, 1958. In an R-4 District, an apartment house or multiple family dwelling is required to provide one (1) parking space for every three (3) dwelling units. The property is credited for two spaces; no additional spaces are required for the proposed variances.

Streetscape/Public Realm

No concerns were identified.

Transportation Demand Management (TDM)

No TDM measures are required by the applicant.

SUMMARY

The proposal will have a negligible impact on the transportation network.