

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

2013 SEP 13 AM 8:36
D.C. OFFICE OF ZONING

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe
District Department of Transportation (DDOT)

DATE: September 11, 2012

SUBJECT: BZA Case 18401 (Application of SLS Carriage House Enterprise, LLC.
1749 & 1751 St. Matthews Court NW)

APPLICATION

Application of SLS Carriage House Enterprise, LLC pursuant to 11 DCMR § 3104.1, for a special exception under section 508, to permit the conversion of an existing building to office use in the DC/SP-1 District at premises 1749 and 1751 St. Matthews Court, N W (Square 159, Lots 46 and 47)

RECOMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided, this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. While an approved project may lead to more vehicular, transit, pedestrian, and bicycle trips, DDOT does not foresee impacts to travel conditions for the network.

The project has the potential to generate minor impacts to on-street parking conditions in the area. 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 special exception.

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 special exception should not be viewed as approval of public space elements. If any portion of the project has elements in the public space, the Applicant may be required to pursue a public space permit through DDOT's permitting process. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ st

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18401

EXHIBIT NO. 28