

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

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

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Samuel Zimbabwe *SZ*
District Department of Transportation (DDOT)
DATE: September 11, 2012
SUBJECT: BZA Case 18421 (Application of 3579 Warder Street LLC. At 3602 16th St. NW)

APPLICATION

Application of pursuant to 11 DCMR § 3103.2, for a variance from the nonconforming structure provisions under subsection 2001.3 (not meeting the lot occupancy requirements under sections 772 and 774 respectively), and a variance from the off-street parking requirements under subsection 2101.1, to allow the renovation of an existing dwelling into a 4 unit apartment house in the R-5-D District at premises 3602 16th Street, N.W. (Square 2624, Lot 776).

RECOMMENDATION

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 variances.

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 variances 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. 18421

EXHIBIT NO. 21