

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

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RECEIVED
D.C. OFFICE OF ZONING

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 18436 (Application of David Benson, 2703 11th Street NW)

APPLICATION

Application of David Benson, pursuant to 11 DCMR § 3103.2, for a variance from the lot area requirements under subsection 401.3, to allow the conversion of a flat (two-unit dwelling) to a three unit apartment house in the R-4 District at premises 2703 11th Street, N.W. (Square 2858, Lot 17).

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 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 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. 18436
EXHIBIT NO. 25