

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

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MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment
FROM: Samuel Zimbabwe *[Signature]*
District Department of Transportation (DDOT)
DATE: November 6, 2012
SUBJECT: BZA Case 18442

APPLICATION

1400 Spring Road LLC ("the Applicant"), pursuant to 11 DCMR § 3103.2, is seeking a variance from the lot occupancy requirements under section 772, a variance from the rear yard requirements under section 774, and a variance from the nonconforming structure requirements under subsection 2001.3 to allow the conversion of a two-story church building into an apartment house in the C-2-A District at 1400 Spring Road, N.W. (Square 2689, Lot 859).

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. An approved project may lead to more vehicular, transit, pedestrian, and bicycle trips. DDOT notes that the public space between the building face and the curb has, in prior instances, been utilized for vehicle parking. DDOT does not allow vehicle parking in public space and will not allow residents of the improved property to park their vehicles in public space. However, DDOT does not foresee significant additional impacts to the network. Thus, DDOT has no objection to 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:bw

BOARD OF ZONING ADJUSTMENT
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