

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

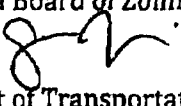


d. Policy, Planning, and Sustainability Administration

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 18443 (Application of 3616 14th Street, LLC. At 3616 14th Street NW)

APPLICATION

Application of 3616 14th Street, LLC. pursuant to 11 DCMR § 3103.2, for a variance from the floor area ratio requirements under section 771, a variance from the lot occupancy requirements under section 772, a variance from the rear yard requirements under section 774, a variance from the nonconforming structure requirements under subsection 2001.3, and a variance from the off-street parking requirements under subsection 2101.1, to allow the conversion of a one-family dwelling into a four unit apartment house in the C-2-A District at 3616 14th Street, N.W. (Square 2689, Lot 860).

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 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

Board of Zoning Adjustment
District of Columbia
CASE NO. 18443
EXHIBIT NO. 20
EXHIBIT NO. 27D

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Executive Summary

Case No. 18443

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Site Description

Address: 3616 14th Street, NW
Square/Lot: Sq. 2689, Lot 860

Zoning: C-2-A

Existing: Retail/Office Building

Historic District: None

Adjacent Properties:

- 3618 14th Street: Spring Garden Restaurant
- 3614 16th Street: La Cabana Restaurant

Public Transportation:

- Metro:
 - Columbia Heights
 - Georgia Avenue Petworth
- Metrobus:
 - Routes: 52, 53, 54
 - Stop: 14th St & Spring Rd
- Capital Bikeshare:
 - Dock: 14th St & Spring Rd
- Car Sharing:
 - Zipcar: 5 spaces
 - Car2Go

Cases:

- *Tyler, et. al. v. D.C. BZA*
- *Wolf v. D.C. BZA*

Project Description

Applicant	3616 14 th Street, LLC
Proposal	Retail/Multi-Unit Apartment Building
Relief Sought	• 2001.3 Nonconforming structure requirements: ➤ 772.1: Lot Occupancy ➤ 774.1: Rear Yard Requirements • 771.2 Floor-to-area ratio • 2101.1 Parking
Variance Standard	Exceptional Circumstance: Confluence of Factors 1. Existing nonconformance: a. 100% lot occupancy b. No rear yard c. Exceeds permitted non-residential FAR 2. Shape and size of the lot Strict Application Results in Practical Difficulty: • Compliance with lot occupancy, rear yard, or parking requirements would require Applicant to tear down a large portion of the existing structure. • Economic infeasibility due to costly demolition and loss of square footage required for compliance. • Applicant would suffer a practical difficulty in reasonably developing and marketing a project that complies with the Zoning Regulations. No Detriment to Public Good: • Retains footprint of existing structure • Renovates and activates underutilized space • Provides needed addition to housing supply • Brings non-residential FAR into compliance

Comments of District Agencies and Community:

- Support from ANC 1A
- 7 Letters of Support from Neighbors
- DDOT: No objection to approval of requested variances