

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: Lloyd Jordan
Chairperson
DC Board of Zoning Adjustment

FROM: Sam Zimbabwe *SZ*
Associate Director, PPSA
District Department of Transportation

DATE: November 30, 2012

SUBJECT: BZA Case No. 18471 – 1810 16th Street, N.W. (Square 0177, Lot 802)

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APPLICATION

Pursuant to *DCMR Title 11- Zoning, §§3103.2*, the *Applicant* seeks a variance from the use provisions to allow for theater performances on the basement level of a church under §§350.4, in the DC/R-5-B District at premises 1810 16th Street, N.W. (Square 177, Lot 802).

OVERVIEW

The basement level of the church is currently used as an auditorium and the proposal would allow a professional theatre company to use the space under a separate certificate of occupancy. The proposal will not increase the occupant load of the building and the proposed uses are similar to existing activities that will continue including hosting wedding receptions and serving as a weekly distribution point for boxes of food delivered to poor and homebound District residents. The site is well served by public transportation including numerous Metrobus routes and an off-street parking lot with 30 spaces is

available for church use at the House of the Temple (Masonic Temple) located directly across 16th Street, NW. However with the projected increase in activity there is a potential to generate minor impacts to on-street parking conditions and increase vehicle parking demand in the immediate area.

ACTION

DDOT has reviewed the *Applicant's* request and determined that based on the information there is a negligible impact to the transportation network. DDOT has no objection to the variance sought by the *Applicant*.

SZ:lb