

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION

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d. Policy, Planning and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: January 22, 2013

SUBJECT: BZA 18493, 1800 Eye Street, NW

APPLICATION

N.W. 1800 I Street Associates LLP, (the "Applicant"), pursuant to 11 DCMR § 3103.2, is seeking a variance from the floor area ratio (FAR) requirements under section 771, to renovate an existing office and retail building in the C-4 District at premises 1800 I Street, N.W. (Square 105, Lot 847).

RECOMMENDATION

DDOT has reviewed the Applicant's variance request and determined that, based on the information provided, the proposed application will have negligible impacts on the travel conditions of the District's transportation network. The requested variance will increase the FAR on the record lot from 10.0 to 10.05 by increasing the square footage of the existing building at 1800 Eye Street NW by 3,074 square feet. DDOT notes that, while the additional square footage may lead to more vehicular, transit, pedestrian, and bicycle trips, the overall increase for each mode will be minimal. Accordingly, DDOT has no objection to the requested variance.

This review pertains only to zoning issues and does not consider potential impacts to public space in the District's right-of-way. DDOT's lack of objection to the requested variance should not be viewed as approval of any proposed public space elements. The Applicant has not requested any changes to the public space, vehicle parking, bike parking or loading. 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.

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18493

EXHIBIT NO. 20

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