

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 *[Signature]*
Associate Director, PP&SA
District Department of Transportation

DATE: January 29, 2013

SUBJECT: BZA Case No. 18496 – 4434 Connecticut Avenue, N.W.
(Square 1971, Lots 831 and 832)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18496
EXHIBIT NO. 24

APPLICATION

Pursuant to *Title 11 DCMR §§3104.1*, the *Applicant* seeks a special exception for the continued use of an accessory parking lot under §214, in the R-1-B District at premises 4434 Connecticut Avenue, N.W. (Square 1971, Lots 831 and 832).

ACTION

The subject site is improved with a surface lot located at the rear of the subject one-story commercial building. The use of the subject site as an accessory parking lot was first approved by the BZA in 1963 and the most recent approval for a period of seven (7) years was granted in BZA Order No. 16061 dated August 8, 1995.

DDOT held an onsite meeting with the *Applicant* and staff from the *Office of Planning (OP)* on January 11, 2013. The parking lot was well maintained and free of trash and debris however portions of the asphalt paving were cracked and damaged. The *Applicant* will install planter boxes in the parking lot totaling at least 5% of the surface area and a permanent bike rack. The *Applicant* also agreed to replace the existing impervious paving, in stages, with a pervious surface by 2020.

DDOT has reviewed the *Applicant's* request and determined, based on the information provided, the continued use of the parking lot will have negligible impacts on the travel conditions of the District's transportation network. The area has a high demand for on-street parking spaces and the continued use of the parking lot is not expected to increase on-street parking demand in the area. However DDOT does not support a permanent renewal of the accessory parking spaces and recommends the *Board* limit the approval to a period of seven (7) years to review the conditions of the parking lot and determine if the pervious paving has been installed.

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 special exception 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:lb