

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Samuel Zimbabwe *SN*
District Department of Transportation (DDOT)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18546

EXHIBIT NO. 25

DATE: March 28, 2013

SUBJECT: BZA Case 18546 - 1409 H Street, NE (Square 1049, Lot 25)

RECEIVED
D.C. OFFICE OF ZONING

2013 MAR 29 AM 8:36

APPLICATION

Pursuant to 11 DCMR § 3104.1, the Applicant seeks special exception to allow a fast food establishment under subsection 1320.4(c), in the HS-A/C-3-A District at premises 1409 H Street, NE (Square 1049, Lot 25). The Applicant is proposing to renovate an existing barber shop into a Manny and Olga's Pizza Restaurant. Manny and Olga's is a carry-out and delivery restaurant that involves frequent in-store pick-ups and deliveries of prepared food, typically during afternoon and evening hours. The site maintains no on-site parking. The proposed renovations will include an addition to the rear of the building that will increase the overall foot print from 525 sf to approximately 625 sf.

RECOMMENDATION AND CONDITIONS

If approved, this project may lead to marginal increases in vehicular, pedestrian, and bicycle trips in the vicinity of this property. However, based on a thorough review of the information provided, DDOT has determined that requested zoning relief will not likely have a significant impact on the travel conditions of the District's transportation network. However, the delivery and loading operations of the restaurant have the potential to impact traffic in this area if these functions interrupt traffic flow or block access along H Street, 14th Street, or in the public alley. As such, DDOT requests that the following conditions are met with the approval of the requested special exception:

1. All loading and garbage pick-up shall occur at the rear of the building from the public alley unless it is otherwise not feasible.
2. Business operations of the site shall not block vehicular access to any portion of the public alley.

In addition to these requested conditions, the Applicant may also be required to pursue a public space permit through DDOT's permitting process to address with other aspects of the project that involve the use of public space. Guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SITE ACCESS AND LOADING

The site can be accessed via H Street and by an alley located at the rear of the building. H Street is a high capacity transit corridor serving numerous bus routes and is heavily utilized by pedestrians, cyclists, and transit patrons. The subject property is adjacent to the H Street/Benning Road Streetcar Line which is currently under construction and expected to begin service later this year. Neither streetcar construction nor operating level or service shall be impeded during the renovation or business operations of the site.

Frequent automobile trips to and from the site may be hindered along H Street during construction of the streetcar line as well as during ongoing streetcar transit service hours. For these reasons, DDOT is not likely to support reserved curb space or designated loading zones along H Street in the vicinity of this site. All loading and garbage pick-up shall occur at the rear of the building from the public alley unless it is otherwise not feasible. Please also note that double parking on H Street is illegal and will not be permitted for the purpose of loading, food pick-ups, and/or deliveries.

ALLEY PARKING

According to the District of the Columbia Office of the Surveyor, the public alley serving the subject property is 10-feet in width. Public alleys must have a minimum width of 30-ft for parking to be considered for DDOT permitting. The alley does not meet DDOT standards for this consideration and as such parking is not allowed. The Applicant is strongly encouraged to secure offsite parking to support delivery operations of the restaurant.

The subject property is located at the far end of a dead-end public alley which has single ingress and egress access to 14th Street, N E. The site has no driveway access off of the alley and as such, automobile parking in the public alley at any time may block access to adjacent properties or block access from the alley to 14th Street. The Applicant must assure that loading and delivery operations of the restaurant do not block access within the alley or cause back-ups on 14th Street. The District Department of Public Works will enforce parking violations.

SZ fe