

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 *JS*
Associate Director, PPSA
District Department of Transportation

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 18559
EXHIBIT NO. 24

DATE: May 22, 2012

SUBJECT: BZA Case No. 18559 – 2233 Wisconsin Avenue, N.W. (Square 1299, Lot 1006)

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APPLICATION

Pursuant to *Title 11 DCMR §3104.1* and *§1533.1*, the *Applicant* seeks a special exception under *§733* to operate a fast food establishment in the NO/C-2-A District on the first floor of at the premises 2233 Wisconsin Avenue, N.W. (Square 1299, Lot 1006).

SUMMARY

The property is improved with a five-story mixed-use building with an underground parking garage that contains ground-floor retail and office space above. The vacant 3,037 SF commercial space was previously used as scooter dealership approved in *BZA Order No. 16840*. The *Applicant* will provide 55 interior seats with an additional 28 seats to be located in a planned future exterior sidewalk café that will require public space permits and approval by the *Public Space Committee*. The restaurant will be served by a surface parking lot at the rear of the property with 30 out of the total 90 parking spaces reserved for the *Applicant's* use, exceeding the 15 spaces required by the *Zoning Regulations*.

The restaurant hours of operation will be 5:30 a.m. to 5:00 pm. The project will receive two deliveries per week coinciding with the restaurant opening and before the morning rush hour begins. Refuse and recycling collection will be contained within the building and incorporated into the existing collection operations of the commercial uses; no additional trash or recycling collection trips are required. The site is expected to generate more automobile trips than the previous use. Patrons arriving by vehicle, especially pass-by-trips, may seek an on-street parking space even though the site has substantial parking in the rear, which may impact the on-street parking supply in the immediate area. These issues should have a negligible impact on the overall transportation system.

ACTION

DDOT has no objection to the special exception sought by the *Applicant*. 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. For any portion of the project with elements in the public space, including the proposed sidewalk café, 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