

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 *[Signature]*
District Department of Transportation (DDOT)

DATE: April 4, 2013

SUBJECT: BZA Case 18560, 3545 13th Street, N.W. (Square 2833, Lot 120)

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18560
EXHIBIT NO. 25

APPLICATION

Pursuant to 11 DCMR § 3103.2, for a variance from the lot area requirements to allow the conversion of a flat into a four (4) unit apartment house under subsection 401.3, in the R-4 District at premises 3545 13th Street, N.W. (Square 2833, Lot 120).

RECOMMENDATION

DDOT has reviewed the Applicant's request and determined that, based on the information provided; this proposed project will have no adverse impacts on the travel conditions of the District's transportation network. While an approved project may lead to more vehicular, transit, pedestrian, and bicycle trips, DDOT does not foresee additional trips to impact travel conditions for the network.

The project has the potential to generate minor impacts to on-street parking conditions in the area. With the request for a variance from the lot area requirements to allow the conversion of a flat into a four (4) unit apartment house, and vehicle parking demand may increase slightly, resulting in a higher level of parking utilization in the immediate area. Despite this minor potential impact, DDOT has no objection to the approval of the requested special exception.

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 variance/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:gs