

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
Associate Director, PPSA
District Department of Transportation

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18582

EXHIBIT NO. 28

DATE: July 1, 2013

SUBJECT: BZA Case No. 18582 - 2140 Wisconsin Avenue, N.W. (Square 1300, Lot 320)

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APPLICATION

Pursuant to *Title 11 DCMR §§3103.2*, the *Applicant* seeks a variance from the off-street parking requirements listed under *§§2101.1* to construct an eight (8) unit apartment house in the NO/C-2-A District at premises 2140 Wisconsin Avenue, N.W. (Square 1300, Lot 320)

ACTION

The site is surrounded by commercial properties including a commercial parking lot at the rear. The Applicant is requesting a parking variance as the site has no alley access and a curb-cut and parking garage would be impractical for the narrow lot that measures only 20.5 ft. in width. The commercial parking lot is paved and borders the rear of the site; however the land is under private ownership. The *Applicant* is unable to comply with the requirements of *§§2117.4* requiring accessory parking spaces have access directly from an improved street, or alley or from a street or alley via a private unobstructed driveway.

DDOT has reviewed the *Applicant's* request and determined, based on the information provided, the proposal will have no adverse impacts on the travel conditions of the District's transportation network. The project has the potential to generate minor impacts to on-street parking conditions in the area. Vehicle parking demand may increase slightly as a result of the project, 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 variance.

This review pertains only to zoning issues and does not consider potential impacts to District owned public space. 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