

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 *M/Reg For*
Associate Director, PPSA
District Department of Transportation

DATE: July 17, 2013

SUBJECT: BZA Case No. 18598 – 3612-3614 Park Place, N.W.
(Square 3035, Lots 837 & 838)

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D.C. OFFICE OF ZONING
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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18598

EXHIBIT NO. 27

APPLICATION

Pursuant to *Title 11 DCMR §§3103.2* the *Applicant* seeks a variance from the minimum lot area requirements listed under *§§401.3* to convert two vacant row dwellings into a six (6) unit apartment house in the R-4 District at premises 3612-3614 Park Place, N.W. (Square 3035, Lots 837 & 838)

ACTION

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*.

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