

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

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MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

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

**DATE:** August 16, 2013

**SUBJECT:** BZA Case 18613 – 11 50<sup>th</sup> Street, SE/4945 Ayers Street, SE  
(Square 5331, Lots 32 and 33)

APPLICATION

Applicant, Continental Mortgage and Investment Corp., pursuant to 11 DCMR § 3103.2, seeks a variance from the height and story limitations under section 400.1, and a variance from the nonconforming structure requirements under subsection 2001.3. The variances are requested to allow for renovation and fourth floor additions to two apartment buildings in the R-3 District at premises 11 50th Street, S.E. and 4945 Ayers Street, S.E. (Square 5331, Lots 32 and 33).

RECOMENDATION

Based on a thorough review of the information provided, DDOT has determined that the proposed project will have no adverse impacts on the travel conditions of the District's transportation network. An approved project may lead to small increases in vehicular, transit, pedestrian, and bicycle trips in the area. However, DDOT does not foresee additional impacts to the network and thus DDOT has no objection to approval of the requested variance.

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 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.

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BOARD OF ZONING ADJUSTMENT  
District of Columbia

CASE NO. 18613

EXHIBIT NO. 23