

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 *82*
Associate Director, PPSA
District Department of Transportation

RECEIVED
D.C. OFFICE OF ZONING
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DATE: September 12, 2013

SUBJECT: BZA Case No. 18614 – 2310 & 2320 31st Street, NE
(Square 4365, Lots 805 & 806)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18614
EXHIBIT NO. 27

APPLICATION

Pursuant to Title 11 DCMR §§3104.1 the Applicant seeks a special exception to allow continued use of a parking lot under §213 last approved pursuant to BZA Order No. 17049 in the R-1-B District at premises 2310 & 2320 31st Street, NE. (Square 4365, Lots 805 & 806)

ANALYSIS

The use of the subject site as an accessory parking lot was first approved by the BZA in 1963 and the most recent approval for a period of 10 years was granted in BZA Order No. 17049 on September 23, 2003. DDOT staff conducted a site visit and observed the parking lot was well maintained and free of trash and debris. The subject site is improved with three surface parking lots accessed by three separate driveway curb-cuts on 31st Street, N.E. with secure, gated entrances. The site has a perimeter security fence and the parking areas are separated by fences. There is a substantial landscaped area on the Northern and Western portions of the site that provides a buffer between the parking lots and adjacent parcels.

ACTION

DDOT has reviewed the Applicant's request and determined, based on the information provided, the continued use of the parking lot will have negligible impacts on the travel conditions of the District's transportation network. The area has a marginal demand for on-street parking spaces and the continued use of the parking lot is not expected to increase on-street parking demand in the area. However, DDOT does not support a permanent renewal of the requested special exception and recommends the Board limit the approval to a period of no more than 10 years to review the conditions of the parking lots.

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