

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. 18633

EXHIBIT NO. 29

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DATE: October 24, 2013

SUBJECT: BZA Case No. 18633 – 2826 Q Street, S.E (Square 5583, Lot 804)

APPLICATION

Pursuant to Title 11 DCMR §§3103.2 and §§3104.1 the Applicant seeks a special exception from the roof structure requirements (§§411.11) and variances from the structural alteration limitations (§§334.3), floor area ratio requirements (§402), nonconforming structure provisions (§§2001.3) to allow an addition and renovation of an existing building for a community serve center, including an indoor basketball court in the R-5-A District at premises 2826 Q Street, S E (Square 5583, Lot 804)

RECOMMENDATION

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 special exception and variances.

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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