

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: Samuel Zimbabwe *sz*
Associate Director, PPSA
District Department of Transportation

DATE: October 16, 2013

SUBJECT: BZA Case No. 18635 – 4415 Bowen Road, S.E & 4414 Southern Avenue, S.E.
(Square 5365, Lots 176 and 177)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18635

EXHIBIT NO. 29

RECEIVED
D.C. OFFICE OF THE ATTORNEY GENERAL
2013 OCT 17 AM 8:28

APPLICATION

Pursuant to Title 11 DCMR §3103.2 the Applicant seeks a variance from the floor area ratio requirements listed under §771 to establish a restaurant, café and fitness center in the C-1 District at premises 4415 Bowen Road, S.E and 4414 Southern Avenue, S.E. (Square 5365, Lots 176 and 177)

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 requested 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