



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 150 – MOTION / REQUEST

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated. All information must be completely filled out.

CASE NO.: BZA 18638

Motion/Request of: ☐ Applicant ☐ Petitioner ☐ Appellant ☐ Party ☐ Intervenor ☒ Other DDOT/AGENCY

Motion/Request to:

- | | |
|--|--|
| ☐ Amend the Relief Sought | ☐ Reopen a Hearing (before decision) |
| ☐ Waive Posting / Affidavit of Posting Requirement | ☐ Dismiss on the Merits |
| ☐ Waive Notice Requirement to Shorten Period of Time Case is
Advertised in the DC Register | ☐ Postpone |
| ☐ Accept a Proffered Expert Witness | ☐ Continue |
| ☐ Allow Non-Authorized Representative to Perform Cross-
Examination | ☐ Correct a Transcript |
| ☒ Reopen the Record | ☐ Waive the following Time Deadline (i.e. 14-day filing deadline):
Waive the 7-day filing deadline |
| | ☐ Other: _____ |

Points and Authorities:

On a separate sheet of 8 1/2" x 11" paper, state each and every reason why the Zoning Commission (ZC) or Board of Zoning Adjustment (BZA) should grant your motion or request, including relevant references to the Zoning Regulations or Map.

CERTIFICATE OF SERVICE

I hereby certify that on this 16 day of October, 2013

I served a copy of the foregoing Motion or Request to each Applicant, Petitioner, Appellant, Party, and/or Intervenor, and the Office of

Planning in the above-referenced ZC or BZA case via: ☐ Mailed letter ☐ Hand delivery ☒ E-Mail ☐ Other _____

Signature:

Print Name: Fleming A. El-Amin II

Firm/Organization: DDOT

Address: 55 M Street, SE, Washington, D.C.

Phone No.: 202-741-5835

E-Mail: fleming.el-amin@dc.gov

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18638

EXHIBIT NO. 29

To be notified of hearing and decision: (Maker of Motion/Request or Authorized Agent)

In the event an authorized agent files a Motion or Request on behalf of the Maker of the Motion or Request, a letter signed by the Maker of the Motion or Request authorizing the agent to act on his/her behalf shall accompany the notice of application, petition, or appeal.

Print Name:

Address:

Phone No.:

E-Mail:

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Policy, Planning, and Sustainability Administration

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

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

DATE: October 15, 2013

SUBJECT: BZA Case 18638 – 1456-1460 Church Street, N.W.
(Square 157, Lot 112)

APPLICATION

The Applicant, Rosebusch LLC and Gregg M. Busch, pursuant to 11 DCMR §§ 3104.1 and 3103.2, seeks special exceptions from the rear yard requirements under section 774, and the roof structure requirements of sections 411 and 1902.1(a), and variances from the lot occupancy requirements of section 2604.2, and the off-street parking requirements under section 2101.1, to allow the construction of a new residential building in the ARTS/C-3-A District at premises 1456-1460 Church Street, N.W. (Square 209, Lot 65, 66 and 67).

DEVELOPMENT PROGRAM

The proposed action would allow for redevelopment of three historic row houses and construction of a new eight-story residential building with 38 apartments in the rear of the existing buildings. The center rowhouse will serve as the entrance lobby to the new residential building and the entrances to the other two houses will provide access to the individual units. A secondary entrance to the property will be located at rear of the building accessible from the public alley. The site will maintain two on-site parking spaces while loading and trash pick-up will occur at the rear of the building off of the public alley.

RECOMENDATION

Based on a thorough review of the information provided, DDOT has determined that the proposed action will have no adverse impacts on the travel conditions of the District's transportation network. The Applicant has made an effort to exclude the development from the Residential Permit Parking (RPP) program, thus impacts to the on-street parking supply should be minimal. Rental lease agreements will prohibit tenants from obtaining RPP and the Applicant will also provide the list of addresses to the District DMV for RPP exclusion. Rental leases can be terminated if the provision is violated and the Applicant has agreed to periodically check with the DMV to see if any tenants have requested a residential parking permit.

DDOT does not object to the approval of the requested relief, however, the development of 38 new residential units will lead to modest increases in vehicular, transit, pedestrian, and bicycle trips in the area. To help mitigate any potential transportation impacts that could result from increased trips to the site, DDOT has worked with the Applicant to incorporate travel demand management (TDM) strategies appropriate for the site. Through this collaboration, the Applicant has agreed to adhere to the following TDM measures:

- Provide a minimum of 13 bike long term spaces.
- Provision to cover a one-time membership fee with a bikeshare or carshare program for each residential unit.
- Permit one on-site parking space to be reserved for carshare use.

DDOT requests that the aforementioned TDM measures are included as a condition of approval of the requested variances and special exceptions.

PUBLIC REALM

This review pertains only to zoning issues and does not consider potential impacts to the District's public space. DDOT's lack of objection to the requested zoning variances and special exceptions 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. In accordance with District policy and practice, any substantial development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb & gutter, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site. General guidance on the treatment of public space can be found in DDOT's Public Realm Manual.

SZ:fe